

**TO LET**

**DM HALL**  
CHARTERED SURVEYORS



**ATTRACTIVELY REFURBISHED OFFICE PREMISES**

**4 -14 BRIDGE STREET • DUMBARTON • G82 1NT**

**Commercial Department**  
12 Bothwell Street, Glasgow, G2 6LU  
0141 332 8615

- Prominent headquarters building close to town centre
- Generous car parking provision of 57 spaces
- Dalreoch and Dumbarton West stations within short walk
- Net internal area of 2,068.28 sq.m (22,263 sq.ft)
- May consider letting on subdivided basis
- Offers invited reflecting rents at £5.00 p.s.f.

## LOCATION

The property is on the north side of Bridge Street just off High Street and close to Dumbarton town centre which provides a wide range of retail, leisure and community facilities. The property also enjoys an attractive setting overlooking the River Leven.

Dumbarton is approximately 13 miles north west of Glasgow City Centre. Both Dumbarton Central and Dalreoch stations are within easy walking distance and they provide frequent and direct services to the city with a journey time of circa 30 minutes. Glasgow Road (A814) is a short distance to the north and this is a main arterial road route leading west to the A82/ Clydebank and north west to Cardross and Helensburgh.

## DESCRIPTION

The property was previously occupied by West Dunbartonshire Council but is now vacant and provides office space over 3 floors.

The building is steel framed with a brick external skin, concrete floors and double glazing throughout. The accommodation comprises a mix of open plan and private office rooms. Whilst plans are provided to show the existing layout, it is our client's intention to reinstate to open plan.

Two concrete stairways provide access to the upper floors and there are toilet facilities and staff break out/kitchen spaces at each level. There is a gas fired central heating system, lighting by LED fittings and there is a mix of floor boxes and perimeter trunking. The property also benefits from good natural daylighting.

There are generous ancillary car parking facilities, with a total of 57 spaces in areas to the front, side and rear of the building.

## RATES

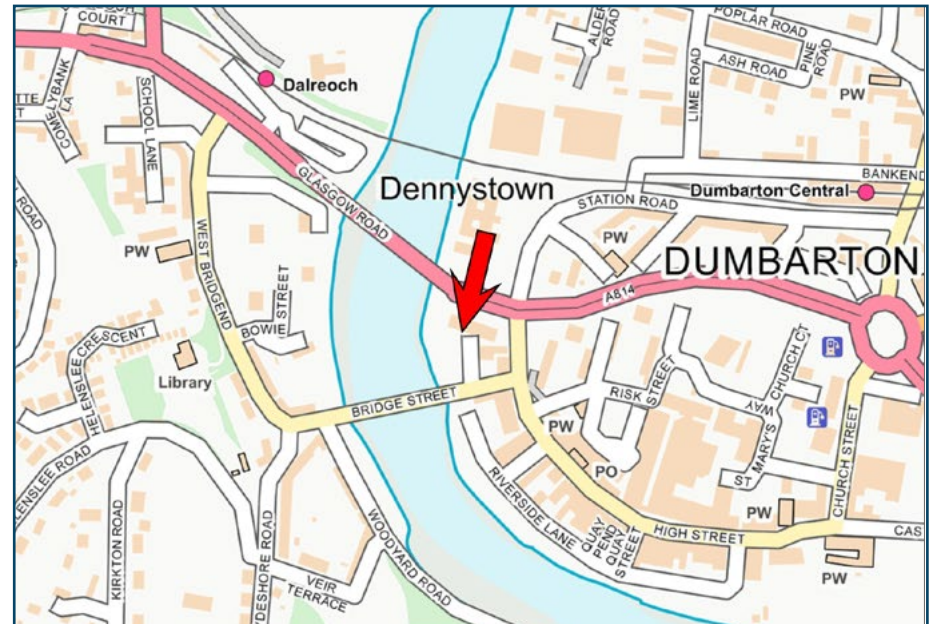
The property is shown in the Valuation Roll with a Rateable Value of £136,000.

## LEASE TERMS

The subjects are available for lease on full repairing and insuring terms. Whilst it is our client's preference to lease the building as a whole, consideration will be given to lettings on a floor by floor basis.

## OFFERS

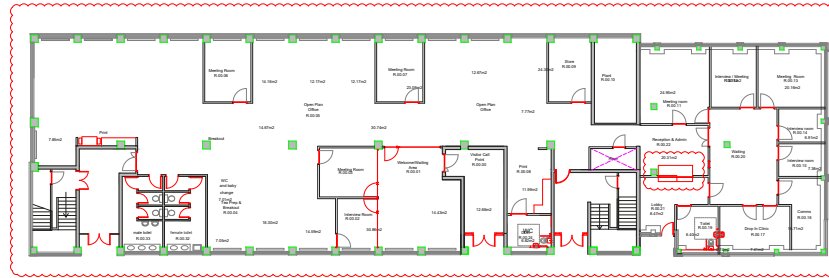
Rent from £5.00 per sq.ft.



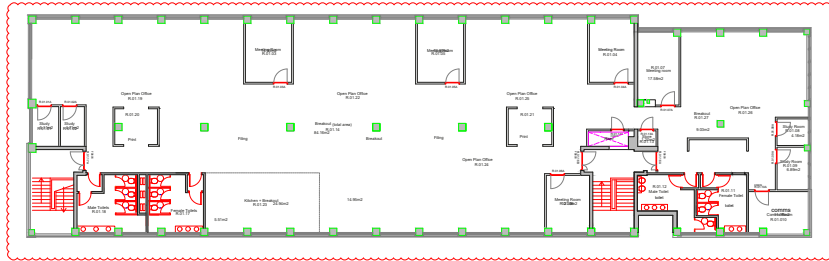
## FLOOR AREAS

The approximate net internal floor areas are -

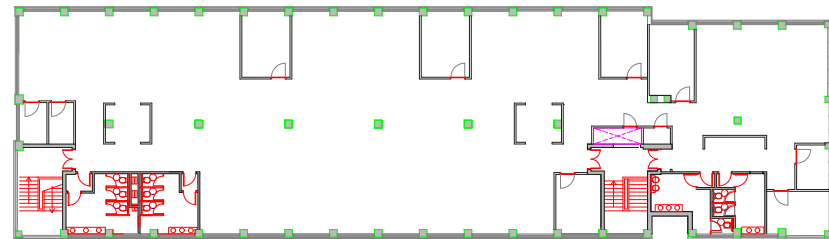
Ground Floor	686.62 sq.m.	(7,386 sq.ft.)
First Floor	690.83 sq.m.	(7,436 sq.ft.)
Second Floor	690.83 sq.m.	(7,436 sq.ft.)
<b>Total</b>	<b>2,068.28 sq.m.</b>	<b>(22,263 sq.ft.)</b>



**Ground Floor**



**First Floor**



**Second Floor**

## EPC

A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing tenant being responsible for land and building transaction tax, registration dues and VAT incurred thereon.

## VAT

All figures quoted are exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Strictly through the sole agents:-

Graeme Todd

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e-mail: [graeme.todd@dmhall.co.uk](mailto:graeme.todd@dmhall.co.uk)

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WSA2292

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