

# TO LET

## Business Space

 **4-6 Greenhead Road,  
Dumbarton, G82 1EL**

-  **142.83 sqm (1,538 sq.ft)**
-  **Main road frontage**
-  **Busy thoroughfare**
-  **Adjacent to the A814**
-  **Self contained space**
-  **Ample parking**

**kirkstone**  
PROPERTY CONSULTANCY

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing by appointment with the sole letting agents;

Kirkstone Property Consultancy  
Suite 2/3, West George Street, Glasgow, G2 1BP

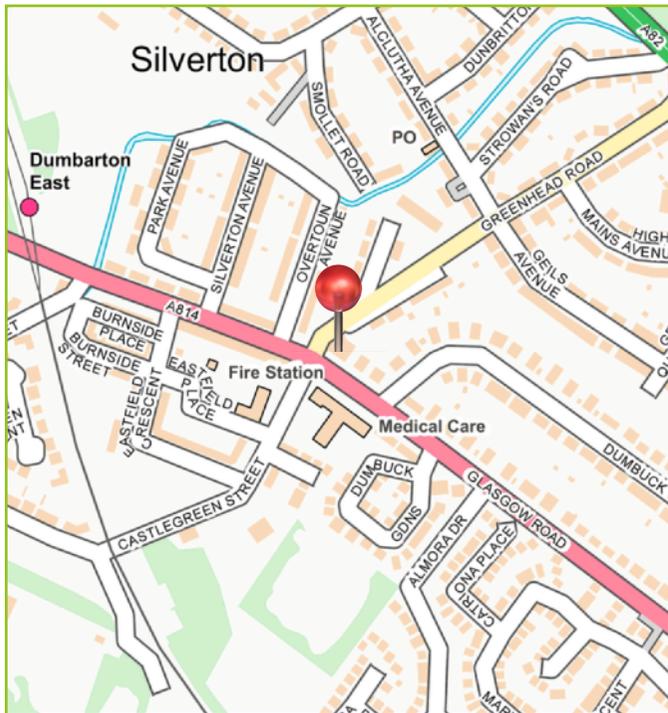
**0141 291 5786**



## Location

Dumbarton is a town in the west of Scotland and lies approximately 20 miles to the north west of Glasgow. The town is well connected to the motorway network via the Erskine Bridge. It is also less than 15 miles from Glasgow Airport.

The property is situated on the north side of Glasgow Road and located towards the east of Dumbarton, directly off the A814 Glasgow Road which joins with the A82 to the east. Dumbarton East Railway takes less than 4 minutes' walk to reach and the property has regular bus services running throughout the day.



## Description

The subjects comprise the first floor space within a 2 storey building of masonry construction under a pitched roof. The ground floor has a number of retail units which incorporate a single storey extension to the rear which links to the car park.

Internally, the space is modular with 12 rooms which were previously used as beauty treatment rooms. The space is suitable to be used as offices. The flooring is covered in carpet and laminate. The walls are of plaster/paint and the ceilings incorporate LED spotlights. The space also benefits from dedicated welfare facilities including a kitchen. Heating is provided via a gas fired boiler system.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
First	Rooms, kitchen & storage	142.83	1538

The above areas have been calculated on a Net Internal Area basis in compliance with the RICS Code of Measuring Practice (6th edition).

## Lease Terms

The subjects are available to lease on full repairing and insuring basis, for a term to be agreed, at a rent of £12,000 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	£6,700
EPC	Available upon request
Service Charge	£620 per annum
VAT	Payable on the rent and service charge

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