



Newly Refurbished Business Complex

 **Clobberfield
Business
Centre**
Milngavie G62 7LN

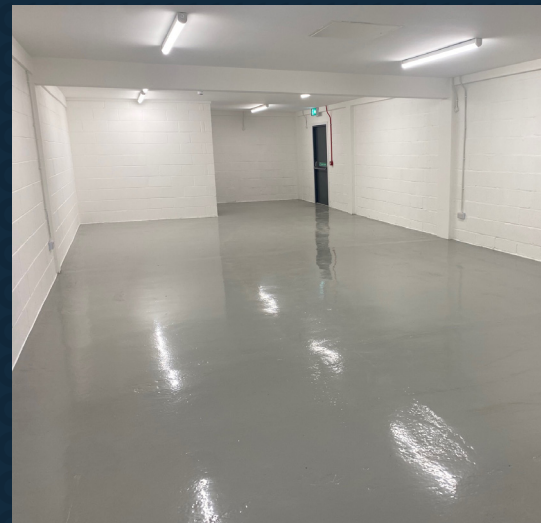
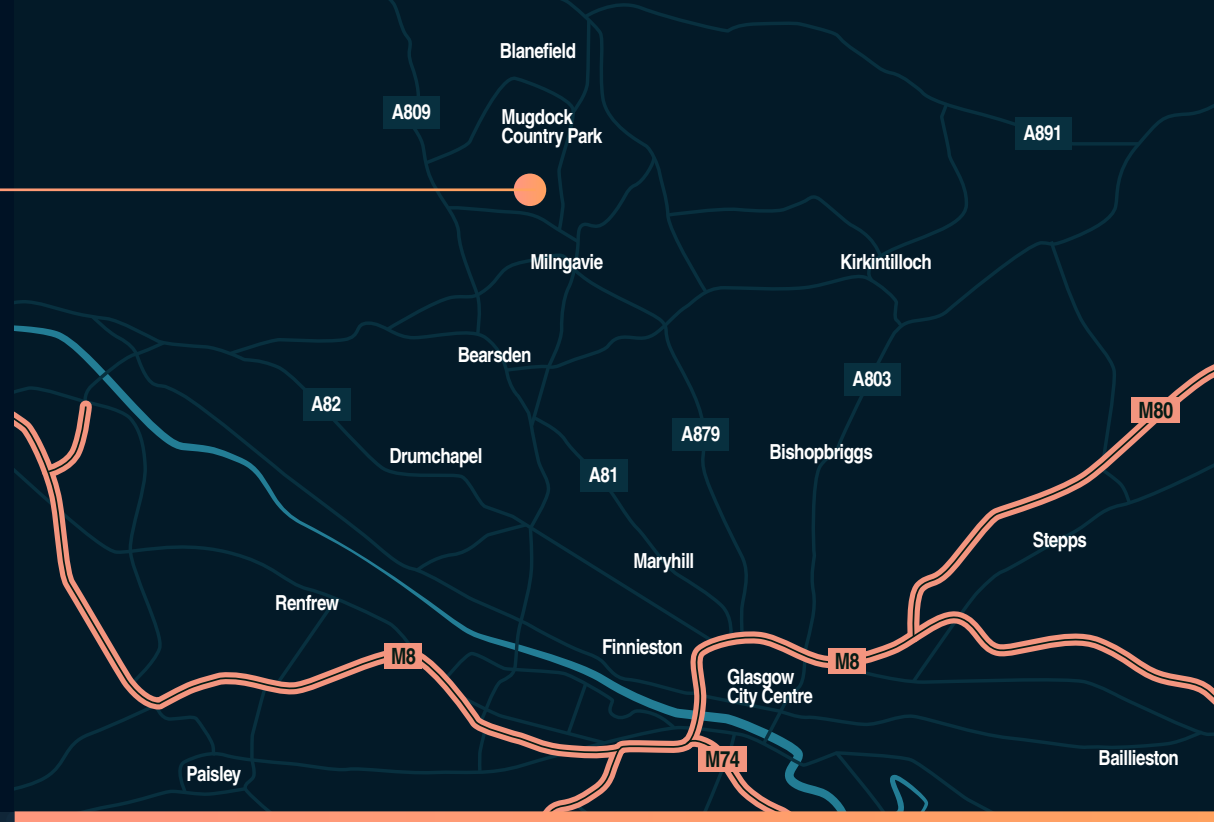
- Office, storage and hybrid units available
- Units available from 258 to 1,776 sq ft

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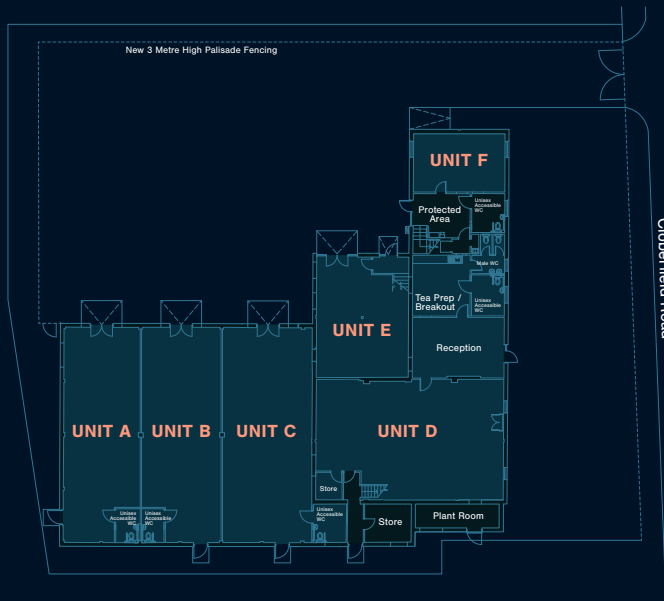
Location

Milngavie is located approximately 8 miles north west of Glasgow and approximately 20 minutes drive from Glasgow City Centre while regular trains services run from Glasgow to Milngavie Station (23 mins travel time). Cloberfield Business Centre is conveniently located off Cloberfield within an established business location with a number of commercial occupiers located adjacent.

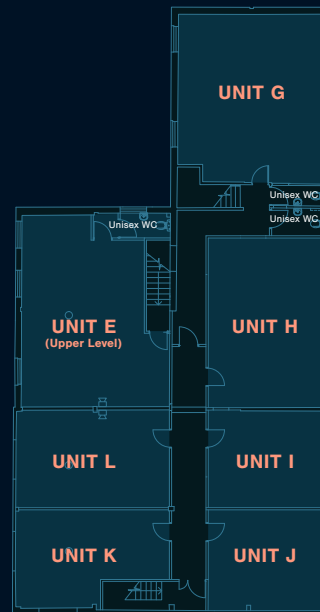


Description

Cloberfield Business Centre provides a variety of office suites, storage units and hybrid units providing the perfect base for your business. The Centre has been comprehensively refurbished throughout with all office suites benefiting from dedicated tea prep facilities, IT cabling pre-installed, LED light fittings and raised access floors. Storage units benefit from dedicated access and WC facilities provided within each. The Centre is fully secured with access control and CCTV serving the property. Dedicated parking is provided for each suite / unit and additional on street parking is available nearby.



Proposed Ground Floor



Proposed First Floor

Availability

The Centre provides the following accommodation:

Suite / Unit	Use	Size (sq ft)	Comment
A	Storage	958	
B	Storage	1,001	
C	Storage	1,206	
D	Office	1,776	Can be combined with Unit C to create a hybrid unit
E	Hybrid	1,281	Office equates to 635 sq ft
F	Office	310	
G	Office	549	
H	Office	527	
I	Office	258	
J	Office	258	
K	Office	301	
L	Office	334	

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EPC

EPCs are available on request.

Terms

Office suites and storage units are available on flexible licence agreements to take the hassle out of getting your business ready to go. Please refer to the availability schedule for the latest availability within the centre.

VAT

The property has been elected for VAT and therefore VAT is applicable to the rent.

Enquiries

For viewings and further information, please contact the sole letting agent:



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