

Block 9, Unit 1

Clydebank Industrial Estate
18 Beardmore Way
Clydebank
G81 4HT

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To Let 
Industrial Unit
2,300 sq.ft
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TO LET

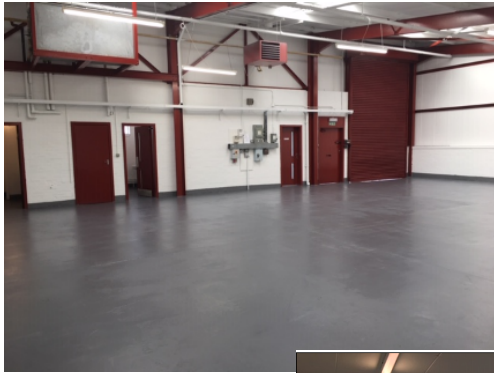
REFURBISHED INDUSTRIAL UNIT
2,300 SQ FT


Colliers

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LOCATION

Clydebank is situated 8 miles north-west of Glasgow city centre and has a resident population of approximately 46,000. The A814, which joins the A82 approximately 2 miles to the north-west of Clydebank, provides access to Glasgow city centre, joining the M9 at junction 19. The town is well-connected by rail to Glasgow to the east and Dumbarton and Helensburgh to the west.

The premises are situated on Beardmore Way, within the well-established Clydebank Industrial Estate. There are a mixture of owner occupiers and tenants within the estate including Terasaki Electric (Europe) Ltd and Sub-sea Pipeline Production Ltd. The HCI Hospital and Beardmore Hotel lie directly to the east of the property.

ACCOMMODATION

The property extends to a gross internal area of approximately 2,300 sq ft. There is a tarmac surfaced loading and parking area to the front and an aggregate surfaced area to the side for external storage or additional parking.

RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £14,200. Please note that you may qualify for rates-free occupation under the Small Business Bonus Scheme.

RENT / TERMS

The unit is available at £13,500 per annum on full repairing and insuring terms for a period to be agreed.

ENTRY

On conclusion of legal missives.

LEGAL COSTS

Each party to meet their own legal costs, with the ingoing tenant liable for any Stamp Duty Land Tax payable.

VAT

All price, premiums, rents etc. are quoted exclusive of VAT. Please note the VAT will be payable.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:
Colin McManus
Logistics & Industrial
Colin.McManus@colliers.com

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