

# Refurbished Industrial Unit

Block 8, Unit 1 & 2, Clydebank Industrial Estate



To Let



## Block 8, Unit 1 & 2

Clydebank Industrial Estate  
66 Beardmore Way  
Clydebank G81 4HT

- 4,600 sq ft
- Refurbished industrial unit

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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 B814, which joins the A82 approximately 2 miles to the north-west of Clydebank, provides access to Glasgow city centre, joining the M8 at junction 17. 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.

The estate is located 9.5 miles from Glasgow International Airport via the Erskine Bridge and M8 motorway.

## Description

The property extends to a gross internal area of approximately 4,600 sq ft. There is a tarmac surfaced loading and parking area to the front.

The property benefits from the following:

- Ancillary office accommodation
- Separate male and female WCs
- Gas powered space heater
- Cleaners cupboard
- Gas, water, drainage and electricity (3 phase power supply)

## Rateable Value

The property has a Rateable Value of £19,800. Rates payable per annum will be £9,762.

## Rent / Terms

The unit is available at £23,000 per annum on full repairing and insuring terms for a period to be agreed.

## Entry

On Conclusion of Missives.

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### 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.

For further information or to arrange a viewing please contact:

### Viewing / Further Information



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