

PRICE REDUCTION



**SPECTRUM
HOUSE**
CLYDEBANK
BUSINESS PARK
G81 2DR

FOR SALE
REFURBISHED OFFICE FLOORS

 **LapsleyMcManus**
Property Consultants
0141 556 1222

- HQ building available to buy
- 2,812.08 sq m / 30,269 sq ft
- 93 car parking spaces
- Asset Management opportunities

- Offers over £650,000
- Low cap. rate of £21.47 sq ft
- Potential alternative uses



LOCATION

Clydebank Business Park is located 8 miles west of Glasgow City Centre and is a well-established business park just off Kilbowie Road and directly opposite Clyde Shopping Centre.

Trunk road access is via the A82 or A814. The A82 also provides excellent access to both the M8 motorway and Glasgow International Airport via Erskine Bridge. The Airport is a 15 minute drive providing connections to the UK, Europe, North America, North Africa and Dubai.

The business park has excellent transport connections. Singer Railway Station is a short walk away and only 22 minutes from both Glasgow Central and Queen Street stations. There are extensive bus routes along Kilbowie Road and serving the Clyde Retail Shopping Centre opposite.

Surrounding major occupiers include the Clydesdale Bank, Radio Clyde, Booker, Scottish National Heritage, Aldi, Asda, Iceland Food Warehouse, TK Maxx and Clyde Shopping Centre where occupiers include Primark, Wilkinsons, Watt Bros., JD Sports, Empire Cinemas, Pure Gym, Nandos, McDonalds and TJ Hughes.

DESCRIPTION

Spectrum House comprises refurbished office accommodation over four floors, each of two wings of 3,300 and 4,300 sq ft. Access is gained via an entrance foyer / reception with two 8 person passenger lifts.

There is potential for non office uses on the ground floor, subject to planning.

SPECIFICATION

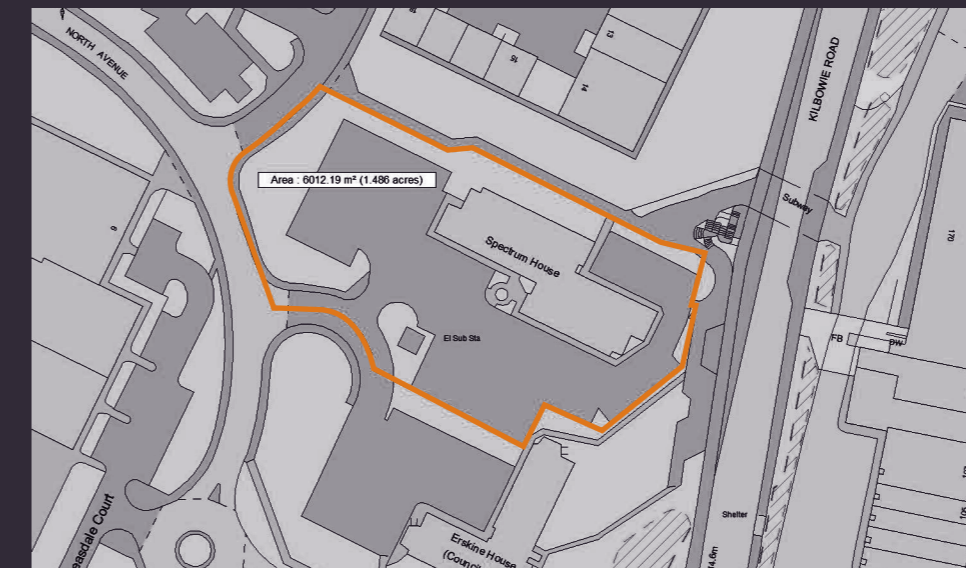
The building can be refurbished to a high standard to include:

- Full raised access floor
- Carpet tiles
- Suspended ceilings incorporating CAT2 lighting
- Two 8 person passenger lifts
- Male and female toilets on each level
- Gas central heating
- Double glazed windows
- Disabled facilities

Dedicated car parking areas with 93 spaces.



SITE PLAN

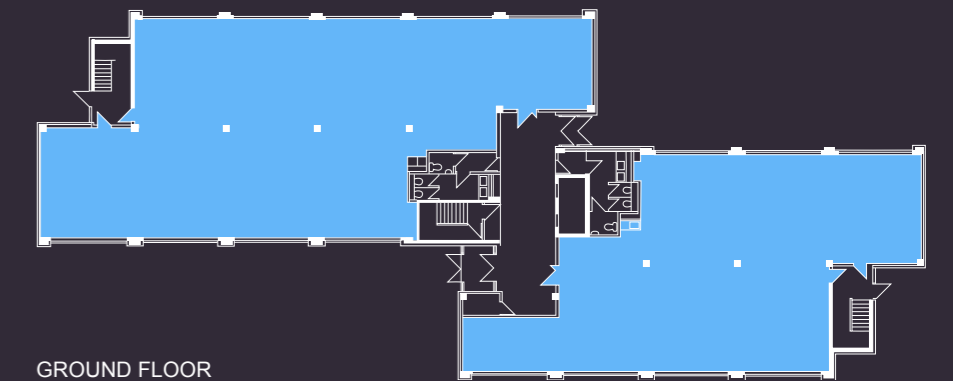


ACCOMMODATION

FLOOR	SQ M	SQ FT
Ground East Wing	279.27	3,006
Ground West Wing	382.48	4,117
First East Wing	311.60	3,354
First West Wing	403.67	4,345
Second East Wing	311.60	3,354
Second West Wing	403.67	4,345
Third East Wing	311.60	3,354
Third West Wing	408.21	4,394
TOTAL	2,812.08	30,269



FIRST / SECOND & THIRD FLOORS



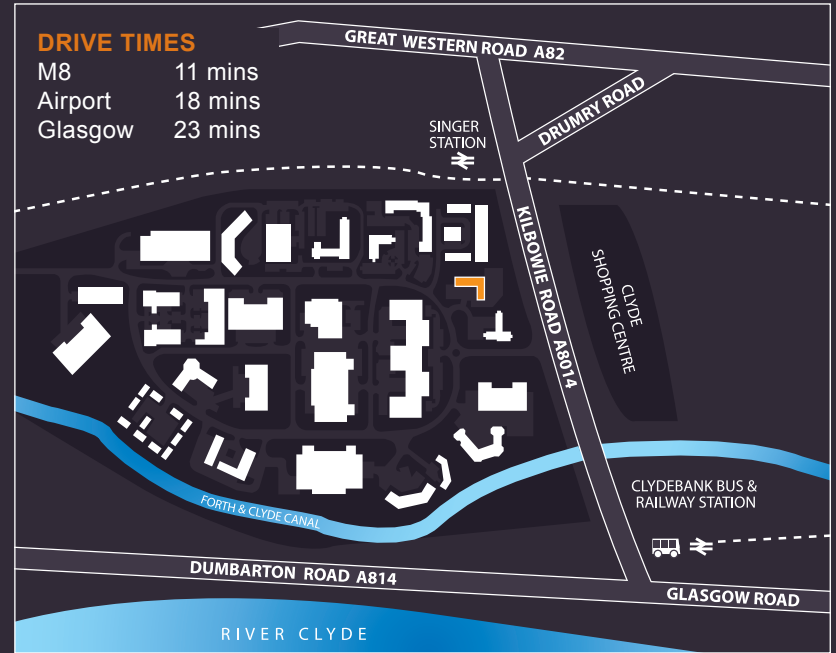
GROUND FLOOR





SPECTRUM HOUSE

CLYDEBANK BUSINESS PARK
G81 2DR



DRIVE TIMES

M8 11 mins
Airport 18 mins
Glasgow 23 mins

PRICE

Our client invites offers over £650,000 for their Freehold interest.

BUSINESS RATES

The building has the undernoted rateable values:

Ground Floor	£43,250
1st Floor	£47,250
2nd Floor	£47,250
3rd Floor	£47,250
Total	£185,000

PLANNING

Planning Ref - DC19/115 approved the partial Change of Use on the ground floor from Class 4 (Business) to Class 10 (Non-residential for use as Nursery / Day Care) including alterations to create self contained new entrances to building and erection of raised decking.

EPC

Copies of the EPC's will be provided upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

Rent and purchase price quotations are exclusive of VAT.

VIEWING

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