



High Quality Office Accommodation with Workshop / Store

Block 2, Unit 14 Fleming Court
Clydebank Business Park G81 2DR

- **Short term office solution**
- **Sub lease opportunity until February 2021**
- **Workshop with high quality office fit out**
- **3,995 sq ft (371.28 sq m)**
- **£25,000 per annum**
- **Popular business location**
- **Excellent transport links**

Location

Clydebank is located in West Dunbartonshire, on the northern bank of the River Clyde, approximately 7 miles north west of Glasgow City Centre and 9 miles north of Glasgow International Airport.

Fleming Court is located close to the entrance to the Business Park and is accessed off North Avenue. The premises are located very close to Singer Train Station. Surrounding occupiers include Ascensos Contract Centres, Clydesdale

Bank, P2ML Ltd, Radio Clyde, Swage Lining, W Munro (Rehab), Scottish Ambulance, MCC Global Label Solutions, Northern Marine and Chevron.

A underpass next to Fleming Court provides direct access to Clyde Shopping Centre which, along with the adjoining retail parks and leisure complex, provides the focus for retail and leisure activities within Clydebank and the north west of Glasgow.

The property is accessed by Kilbowie Road (A8014), less than half a mile from its junction with the A82 and A814 which provide direct access into Glasgow City Centre to the east and M8 motorway via the Erskine Bridge to the west. The Clyde Tunnel is also a short drive from the subjects.

The M8 motorway links the M73 to the M74 to Carlisle and the south, the M80 and the M73 to Stirling and the north and via the M77 to Ayrshire and the south west of Scotland.

Singer Train Station is located within the business park and regular bus services operate on Kilbowie Road.



Description

The subjects comprise an end terraced warehouse property of steel portal frame construction clad in profile sheeting under a pitched and profile sheet clad roof.

The premises have been comprehensively fitted as modern office accommodation configured to provide a reception area, Board Room, Meeting Rooms, Open Plan office accommodation, Workshop with bench working arrangement ideally suited to an electrical business, Kitchen, Male & Female and Disabled Toilets, Stores and Staff Areas. An electric roller shutter provides access to the workshop.

The office accommodation benefits from Air Conditioning in parts and a modern central heating system with thermostatic controls. The premises are alarmed and security measures via pin controlled access are installed internally. Finishes include carpet flooring, glass partitioning, suspended ceilings with integrated light fittings and feature lighting and perimeter trunking for power and data connections.

Floor Areas

The units have the undernoted gross internal areas:

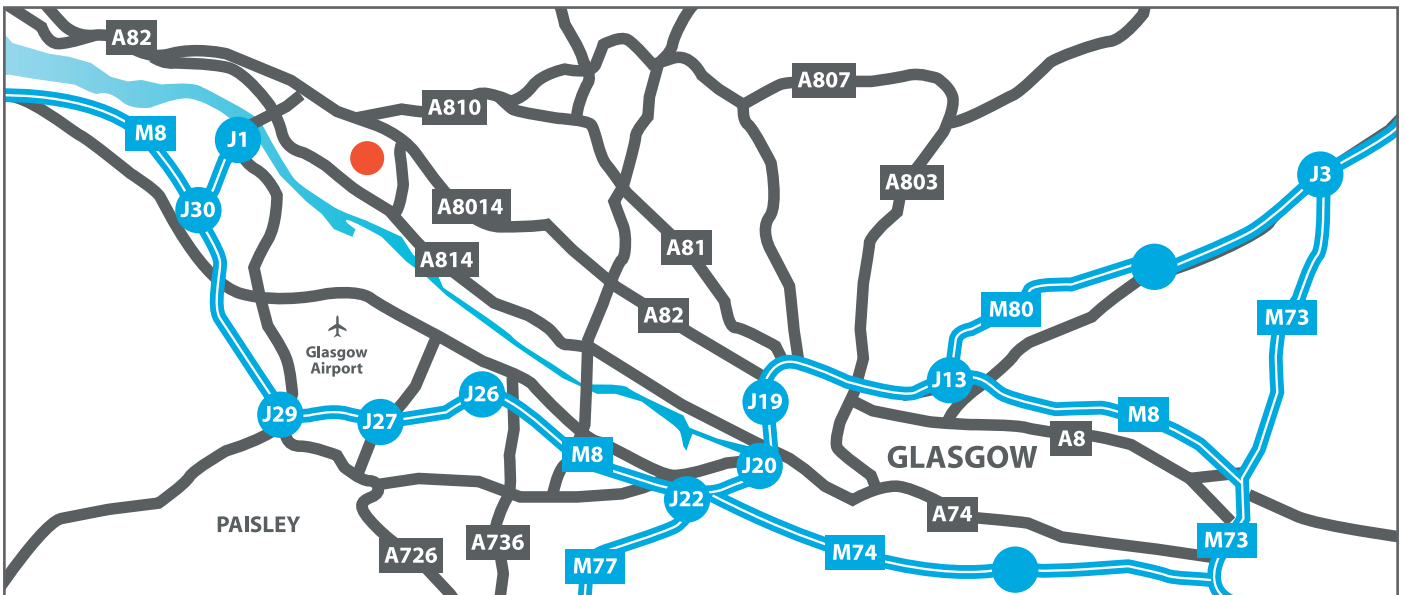
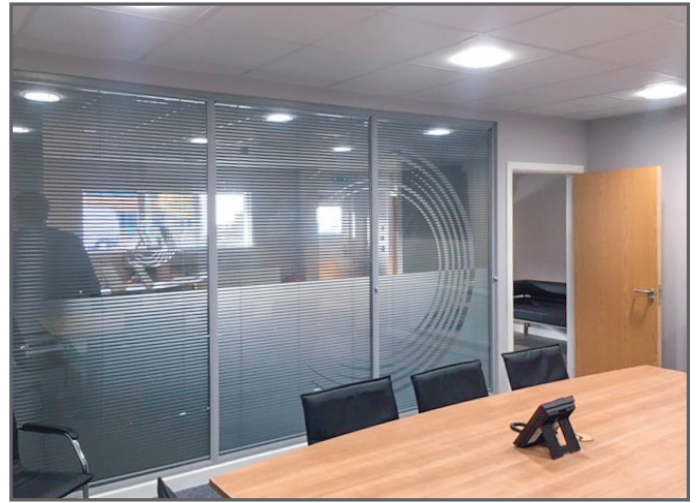
Offices	2,611 sq ft	(242.66 sq m)
Workshop	1,384 sq ft	(128.62 sq m)
Total	3,995 sq ft	(371.28 sq m)

Rent / Terms

£25,000 pa exclusive of VAT.

The premises are available by way of a new Sub Lease to 9 February 2021.





Business Rates

RV	£22,000
UBR	£0.48/£1
Payable	£10,560

Energy Performance Certificate

A copy of the EPC is available upon request.

Service Charge

The tenant will pay an equitable share of the Service Charge for the wider business park.

Legal Costs

Each party will be responsible for their own legal costs in the documentation of this transaction, however, in the usual manner, the ingoing tenant will be responsible for any land and buildings transaction tax and registration dues, if applicable.

VAT

All rent and outgoings are subject to VAT.

Viewing

Strictly through the agents:

Marc Erunlu
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Important Notice: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After printing, circumstances may change outwith our control; we will inform enquirers of any changes at the earliest opportunity. December 2018.