



Baird Court

# Clydebank BUSINESS PARK



## BAIRD COURT (BLOCK 10), 10 NORTH AVENUE, G81 2QP

SMALL INDUSTRIAL UNITS – REFURBISHMENT UNDERWAY

Address	Size (sq m)	Size (sq ft)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating
Block 10, Unit 1	177.44	1,910	£9,500	£786.15	£7,500	TBC
Block 10, Unit 2	256.41	2,760	£11,800	£1,136.01	£11,100	TBC
Block 10, Unit 3	257.16	2,768	£11,800	£1,139.30	£11,400	E

Service Charge is budgeted at £0.41 per sq ft per annum.

### Value Added Tax

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

### Local Authority Rates

The Scottish Government has set the uniform business rate for 2019/2020 at 49 pence for properties where the Rateable Value is less than £51,000. However, because of the Small Business Bonus Scheme, properties with Rateable Values of £15,000 or below may qualify for 100% rates relief. Rateable Values of between £15,001 and £18,000 may qualify for 25% rates relief. These thresholds may change from 1st April 2019.

Please Note: These details do not constitute, for part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. **MAY 2019**

[www.clydebankbusinesspark.co.uk](http://www.clydebankbusinesspark.co.uk)



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