



Bleasdale Court
Clydebank
 BUSINESS PARK



BLEASDALE COURT (BLOCK 12), 2 SOUTH AVENUE, G81 2LE

REFURBISHED, MODERN INDUSTRIAL UNITS

Address	Size (sq m)	Size (sq ft)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating
Block 12, Unit 3	781.41	8,411	£35,750	£3,435.40	£33,000	E
Block 12, Unit 7	792.79	8,534	£36,500	£3,546.77	£52,000 *	TBC
Block 12, Unit 8	814.70	8,769	£37,250	£3,644.43	£52,000 *	TBC

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 49.0 pence for properties where the Rateable Value is £51,000 or less and 51.6 pence for properties with Rateable Values of £51,001 and above. *The combined Rateable Value at Block 12, Unit 7/8 is £52,000 and if separately leased we anticipate Rateable Values for the individual units being around £34,000 but further information should be sought from Dunbartonshire and Argyll & Bute Valuation Joint Board (0141 562 1200).

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**