



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 4	808.26	8,700	£36,975	£3,568.90	£40,500	C
Block 12, Unit 5	1,126.91	12,130	£51,975	£4,975.10	£37,500	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 2018/2019 at 48 pence for properties where the Rateable Value is £51,000 or less and 50.6 pence for properties with Rateable Values of £51,001 and above. The Rateable Value of £40,500 on Block 12 Unit 4 includes an element for the previous tenant's fit out. As this was stripped-out as part of the property refurbishment, it should be possible to secure a reduction to around £34,000.

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. **SEPTEMBER 2018**