

Clydebank Business Park

Bleasdale Court (Block 12), 2 South Avenue, Clydebank, G81 2LE

Floor space from approx. 8,411 to 41,486 sq. ft. (781 to 3,854 sq. m.)

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Block 12, Unit 3	8,411	781.41	£35,750	£2,103	£33,000	E	Ground floor offices and car parking to the front with yard to the rear.
Block 12, Unit 4	8,700	808.26	£36,975	£2,175	£40,500*	C	Recently refurbished. Ground floor offices and car parking to the front with yard to the rear. * Rateable Value includes element for previous occupier's fit-out. As this has been stripped out, the Rateable Value should reduce to approx. £34,000.
Block 12, Unit 5	12,130	1,126.91	£51,975	£3,033	£37,500	E	Ground and first floor office accommodation and car parking to the front with yard to the rear.
Block 12, Unit 6	12,245	1,137.60	£51,975	£3,062	£38,250	E	UNDER OFFER. Ground and first floor office accommodation and car parking to the front with yard to the rear.

Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. January 2018

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Service Charge is budgeted at a rate of £0.25 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 2017/2018 at 46.6 pence for properties where the Rateable Value is £51,000 or less and 49.2 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.

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