

## Broadmeadow Trade Park

Birch Road, Broadmeadow Industrial Estate, Dumbarton, G82 2RE

**Units from 2,697 to 5,467 sq. ft.**

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Unit 17B	2,718	252.5	£16,000	£1,741.47	TBC	F	Available for occupation from late summer 2020. To be refurbished. Anticipated Rateable Value around £10,900, therefore, potential for 100% rates relief for qualifying occupiers.
Unit 23	2,697	250.6	£16,000	£1,726.08	£10,900	E	Available for occupation from late summer 2020. To be refurbished. Potential for 100% rates relief for qualifying occupiers. Potential to combine with Unit 24 for approx. 5,467 sq. ft.
Unit 24	2,770	257.4	£16,000	£1,772.80	£10,900	D	Available for occupation from late summer 2020. To be refurbished. Potential for 100% rates relief for qualifying occupiers.

**Service Charge** is budgeted at a rate of £0.64 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 2020/2021 at £0.49 for properties where the Rateable Value is less than £51,000. However, as a result of the Small Business Bonus Scheme, properties with Rateable Values below £15,000 may qualify for 100% rates relief and Rateable Values of between £15,000 and £18,000, for 25% relief. This position is reviewed annually.

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. July 2020