

Clydebank Business Park

Fleming Court (Block 2), 2 North Avenue, Clydebank, G81 2DR

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC Rating	Comments
Unit 3	1,999	185.7	£11,000	£806	£9,900	G	End-terrace industrial unit. Previous occupiers include a Dance Studio and Gym with Class 11 planning consent. Potential for 100% property rates relief.
Unit 8	3,986	370.3	£16,500	£1,613	£18,000	TBC	Recently refurbished. End-terrace industrial unit. UNDER OFFER.
Unit 14	3,986	370.3	£25,000	£1,613	£22,000	TBC	End-terrace industrial unit. Previously refurbished and currently fitted out to include reception area, open plan office with private / meeting rooms and staff facilities and retaining an area of the original workshop space. UNDER OFFER.

Service Charge. Budgeted at a rate of approximately £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. From 1st April 2020, the Scottish Government has set the uniform business rate (UBR) for 2020/2021 at £0.49 for properties where the Rateable Value is less than £51,000. However, under 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 vary in the future.

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