



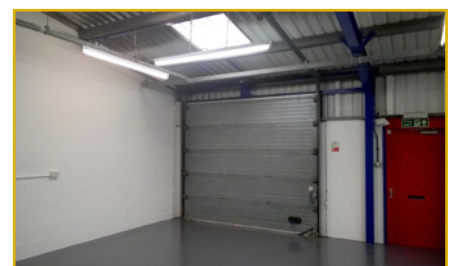
TO LET



SMALL INDUSTRIAL UNITS

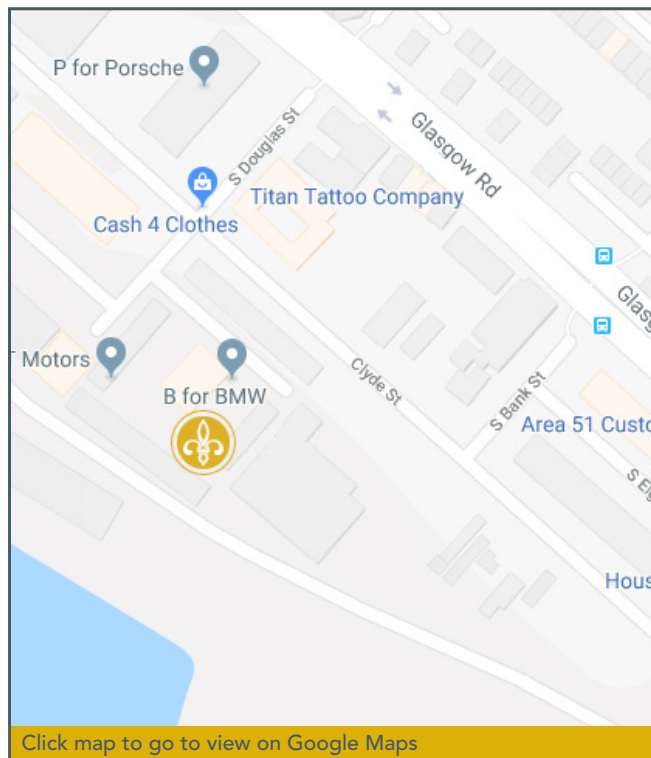
Andrew Court
South Douglas Street
Clydebank G81 1PD

- Subject to availability, 860 to 1,550 sq ft (79.90 to 144.0 sq m) GIA
- Established business/trade location
- Car parking - 3 allocated spaces
- Eligible for 100% rates relief
- Suitable for various uses



Andrew Court,
South Douglas Street,
Clydebank, G81 1PD

www.rosslynproperty.com
0141 442 0021



LOCATION

Clydebank is located approximately 6 miles to the west of Glasgow city centre with easy access to Scotland's motorway network, the M8, Clyde Tunnel and Erskine Bridge.

Andrew Court is located within the Clyde Street Industrial Area and is easily accessed from the A814 Glasgow Road via South Elgin Street, Clyde Street and South Douglas Street.

DESCRIPTION

Andrew Court is an industrial estate with small steel portal framed units of various sizes formed around a courtyard.

Each unit benefits from a roller shutter door, fluorescent strip lighting, WC facilities and an eaves height of approximately 10 ft (3 m).

ACCOMMODATION

A schedule of availability, including annual rents etc. accompanies this brochure.

AVAILABILITY

The units are available to lease on full repairing and insuring lease terms for periods to be agreed with the rent payable monthly in advance by standing order.

Further information on service charge and insurance costs are available upon request.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LOCAL AUTHORITY RATES

Details of Rateable Values are included on the availability schedule and payment of rates is a tenant's responsibility. However, as a result of the Small Business Scheme, the properties should be eligible for 100% rates relief till at least 2018.

Water and sewerage rates are excluded from the scheme and will be payable.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the incoming tenant will be responsible for Registration Dues.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:

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4. VAT: The VAT position relating to the property may change without notice.

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