



Baird Court

Clydebank
BUSINESS PARK

TO LET

BAIRD COURT (BLOCK 10), 10 NORTH AVENUE, G81 2QP

SMALL INDUSTRIAL UNITS

www.clydebankbusinesspark.co.uk



LOCATION

Clydebank Business Park is a well-established commercial location with its access from Kilbowie Road (A8014), a short drive north from Glasgow / Dumbarton Road (A814) and south from Great Western Road (A82). Singer Railway Station is adjacent and enhances the Park's strong transport links.

From the main entrance, Baird Court is reached by turning right at the first roundabout and thereafter taking the fourth turn on the right.

DESCRIPTION

Baird Court provides nine, small, steel portal framed industrial units of various sizes formed in a terrace with loading yard and car parking to the front. Subject to availability, the units range in size from 175 to 257 sq m (1,884 to 2,768 sq ft).

The landlord has implemented a programme of refurbishment and each unit benefits from a roller shutter door, fluorescent strip lighting, WC facilities, and an eaves height of approximately 3.75m (12ft).

Existing occupiers in the terrace include Clyde Broadcast Products & Lapis Contracts.

ACCOMMODATION

A schedule of availability, including sizes, annual rents, property rates 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 quarterly in advance.

EPC

Available upon request.

LOCAL AUTHORITY RATES

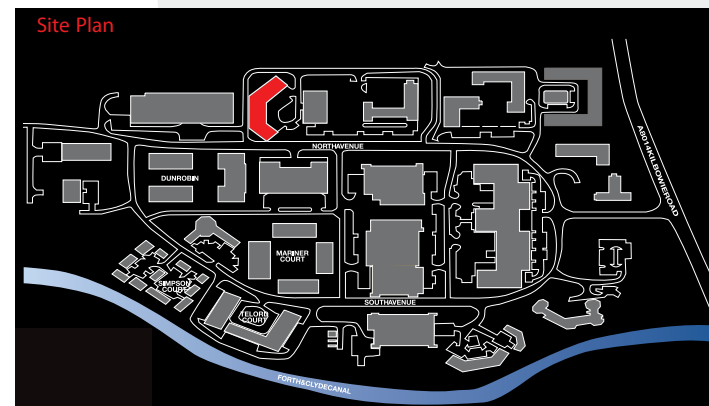
Details of the properties' Rateable Values are included on the availability schedule and payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the ingoing tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues.

VAT

All rent and outgoings are subject to VAT.



VIEWING

For viewings or further information, please contact:

Andrew Armstrong
0141 567 6628
andrew.armstrong@eu.jll.com



0141 248 6040

jll.co.uk/property

Stephen St.Clair
0141 442 0021
stephen.stclair@rosslynproperty.com



0141 442 0021

MISREPRESENTATION ACT 1967

These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations. June 2016