



Fleming Court

Clydebank

BUSINESS PARK

TO LET

FLEMING COURT (BLOCK 2), 2 NORTH AVENUE, G81 2DR

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, Fleming Court is reached by turning right at the first roundabout and taking the second road on the right. Fleming Court sits on the right hand side.

DESCRIPTION

Fleming Court provides seventeen, small, steel portal framed industrial units of various sizes formed in a courtyard layout. Subject to availability, the units range in size from 92 to 370 sq m (995 to 3,985 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 2.9m (9ft).

Existing occupiers in the courtyard include Wilson & Caldwell Electrical and Clyde Controls together with a Curves gym and Clyde Café.

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

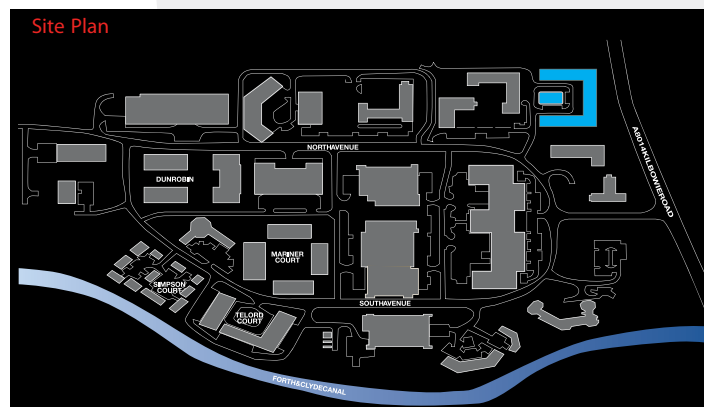
Details of the properties' Rateable Values are included on the availability schedule and payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility.

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:

Michael Brown
0141 567 6694
michael.brown@eu.jll.com



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



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. March 2018