



TO LET

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final vacant unit



SMALL INDUSTRIAL UNIT

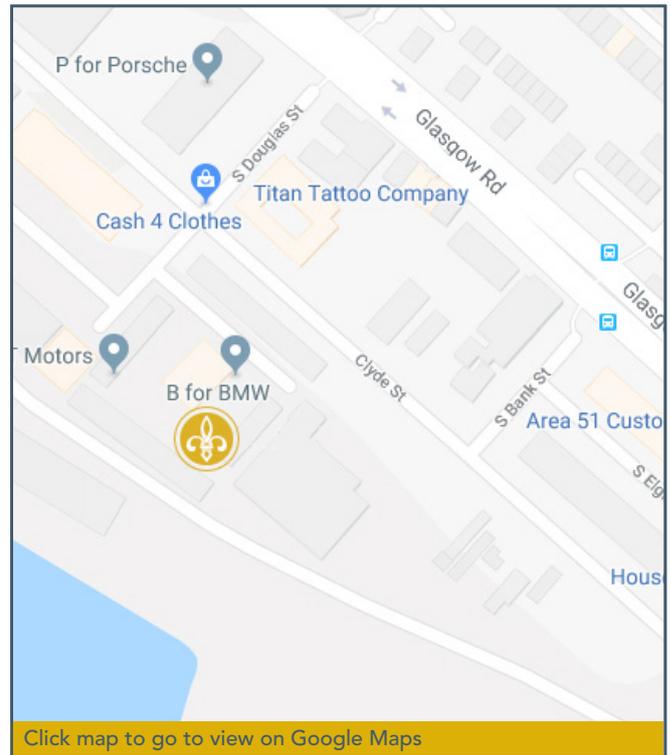
**Unit 17, Andrew Court
South Douglas Street
Clydebank G81 1PD**

- 1,552 sq ft (144 sq m) GIA
- Established business/trade location
- Car parking - 2 tandem spaces
- Eligible for 100% rates relief
- Suitable for various uses
- Available for immediate occupation



Unit 17, 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).

Unit 17 is ready for immediate occupation.

ACCOMMODATION

We have measured Unit 17 in accordance with the RICS Code of Measuring Practice and calculate the property to have a gross internal floor area of approximately 1,552 sq ft (144 sq m).

AVAILABILITY

The unit is available on full repairing and insuring lease terms for a period to be agreed with the rent payable quarterly in advance by standing order.

The annual rent will be £8,880 + VAT.

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

ENERGY PERFORMANCE CERTIFICATE

Rating 'G' and certificate and report are available upon request.

LOCAL AUTHORITY RATES

Unit 17 has a rateable value of £7,000. Payment of rates is a tenant's responsibility, however, as a result of the Small Business Scheme, the property should be eligible for 100% rates relief to qualifying companies.

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

LEGAL COSTS

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

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and other outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:

Stephen St. Clair MRICS

Rosslyn Property Ltd.
Suite 11, Jacobean House,
1A Glebe Street,
East Kilbride, G74 4LY

stephen.stclair@rosslynproperty.com
Tel: 07795 426771



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Publication Date: April 2020