

Clydebank Industrial Estate

BLOCK 9 UNITS 2, 3 & 4, 12-16 BEARDMORE WAY

GLASGOW G81 4HT

MAY SUB-DIVIDE

TO LET
2,300 - 7,000 SQ FT



0141 226 1000

colliers.com/uk/industrial

Colin McManus
DDI: 0141 226 1035
Mobile: 07795 613227
Email: colin.mcmanus@colliers.com

- 2 x Vehicle access doors
- 2 x Office sections with WCs
- Car parking and loading areas
- Adjacent to Golden Jubilee Hospital and Beardmore Hotel



LOCATION

Clydebank is situated 8 miles north-west of Glasgow city centre and has a resident population of approximately 46,000. The A814, which joins the A82 approximately 2 miles to the north-west of Clydebank, provides access to Glasgow city centre, joining the M8 at junction 19. The town is well-connected by rail to Glasgow to the east and Dumbarton and Helensburgh to the west.

The premises are situated on Beardmore Way, within the well-established Clydebank Industrial Estate. There are a mixture of owner occupiers and tenants within the estate including Terasaki

Electric (Europe) Ltd and Sub- sea Pipeline Production Ltd. The HCI Hospital and Beardmore Hotel lie directly to the east of the property.

In addition, work to regenerate the former John Brown's shipyard in Clydebank for housing, retail, leisure and health facilities is moving forward. Queens Quay will be a mixed use waterfront development costing £250 million.

ACCOMMODATION

The property extends to a gross internal area of approximately 7,000 sqft. There is a tarmac surfaced loading and parking area to the front. The property could be leased in 2,300 sq ft and 4,700 sq ft parts.

RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £22,000. Please note that the tenant has 6 months to appeal the Rateable Value from the date of entry.

RENT / TERMS

The unit is available at £28,000 per annum on full repairing and insuring terms for a period to be agreed. If sub-divided the rent is £12,500 per annum for the 2,300 sq ft unit and £21,200 per annum for the 4,700 sq ft unit.

ENTRY

On conclusion of legal missives.

LEGAL COSTS

Each party to meet their own legal costs, with the incoming tenant liable for any Stamp Duty Land Tax payable.

VAT

All price, premiums, rents etc are quoted exclusive of VAT. Please note the VAT will be payable.



0141 226 1000

colliers.com/uk/industrial

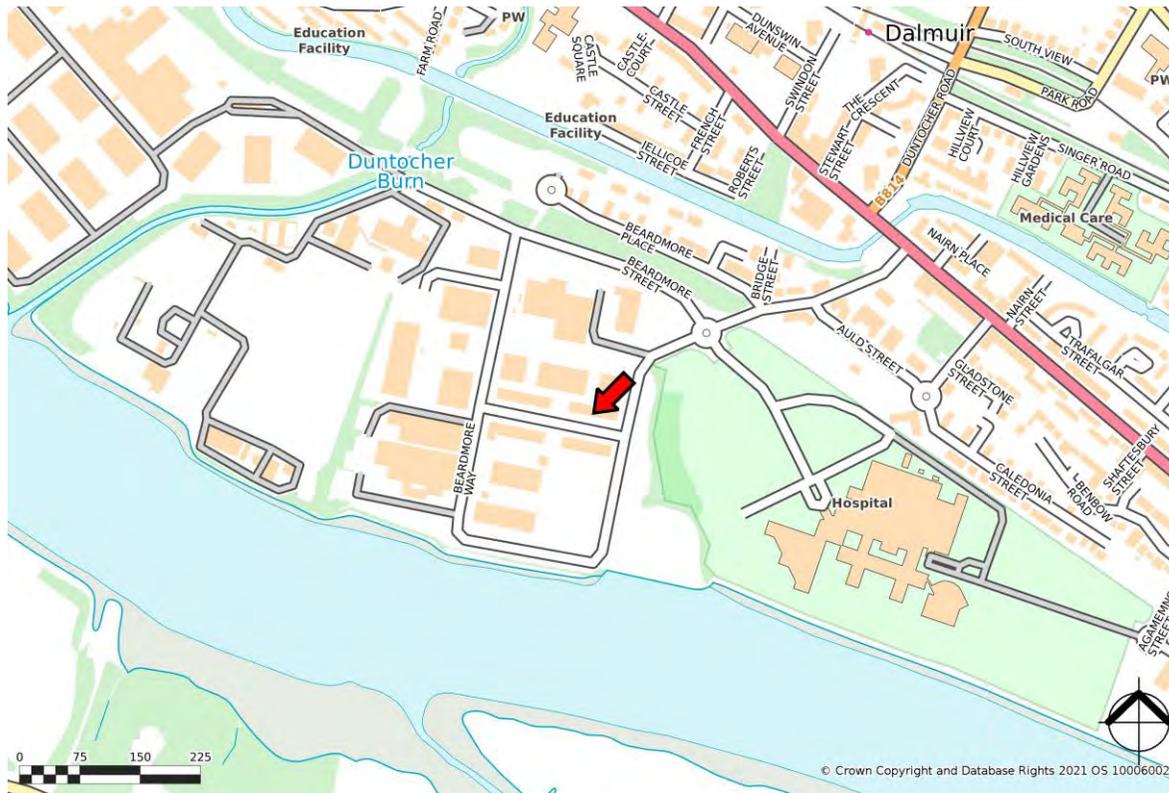
Colin McManus
DDI: 0141 226 1035
Mobile: 07795 613227
Email: colin.mcmanus@colliers.com

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

Colin McManus
Logistics & Industrial
+44 141 226 1035

Colin.McManus@colliers.com



0141 226 1000

colliers.com/uk/industrial

Colin McManus
DDI: 0141 226 1035
Mobile: 07795 613227
Email: colin.mcmanus@colliers.com

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. **October 2021.**

Colliers International is the licensed trading name of Colliers International Property Consultants Limited. Company registered in England & Wales no. 7996509. Registered office: 50 George Street, London W1U 7GA