



# TO LET

## ATTRACTIVE INDUSTRIAL PREMISES

Unit 14, Dunrobin Court, Clydebank Business Park, G81 2QP

Well located industrial unit within Clydebank Business Park.

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Long-term assignation/sub-letting available.

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Qualifies for 100% Rates Relief through Small Business Bonus Scheme.

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2 designated car parking spaces.

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Gross Internal Area of 146.37 sq. m. (1,575 sq. ft.) approx.

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Passing rent of £8,000 per annum.

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## LOCATION

The subjects are located within Clydebank Business Park, a well-established commercial location. Located close to the Clydebank town centre, it contains a number of industrial and office premises.

Dunrobin Court is situated in the south side of North Avenue, on the western side of the court, within the Park. Accessed off of Kilbowie Road (A8014), a short drive north from Glasgow/Dumbarton Road (A814).

Singer Train Station is adjacent and enhances the premises transport links.

Occupiers within the business park include a mixture of local and national occupiers.

## DESCRIPTION

The property comprises a main storage area, side office, male and female toilet facilities and a kitchen preparation area.

The main warehouse/manufacturing area has been fitted out specifically for the purpose of food production; this includes a large walk-in freezer and chill. This area benefits from a variety of floor mounted kitchen preparation units, an air conditioning unit and an extraction unit. There is a mezzanine level located above this area which is currently utilised for storage purposes.

The main storage area comprises a solid painted floor whilst walls have been block paint finished. The ceiling is open to the profile metal sheeting above whilst illumination is provided via fluorescent box light fitment.

The office area is finished with carpeted floor tiles and plasterboard painted walls. It has a suspended ceiling and recessed light fittings.

The property benefits from 3-phase electricity supply as well as air conditioning/heating.

Access is provided via a pedestrian entry door together with vehicle access door, protected by electric roller security shutters.

## FLOOR AREA

From measurements taken on site we calculate the property to

extend to the following Gross Internal floor area: 146.37 sq.m. (1575 sq.ft.)

## LEASE TERMS

The premises are held on a Full Repairing and Insuring Lease expiring on 18th February 2028.

There is an upward only rent review and break option on 19th February 2023.

## RATING ASSESSMENT

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £7,520.

Accordingly, subject to applicant qualification, the subjects should qualify for 100% rates relief under the Small Business Bonus Scheme.

## EPC

A copy of the Energy Performance Certificate is available upon request, however, the rating is G.

## VAT

All figures are exclusive of VAT, where applicable.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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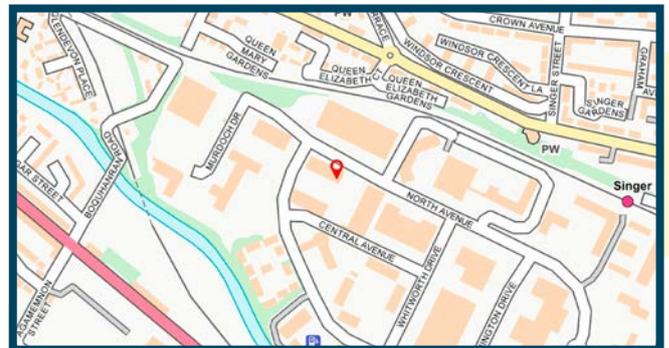
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## DATE OF PUBLICATION

November 2019

## REFERENCE

WSA1735



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