

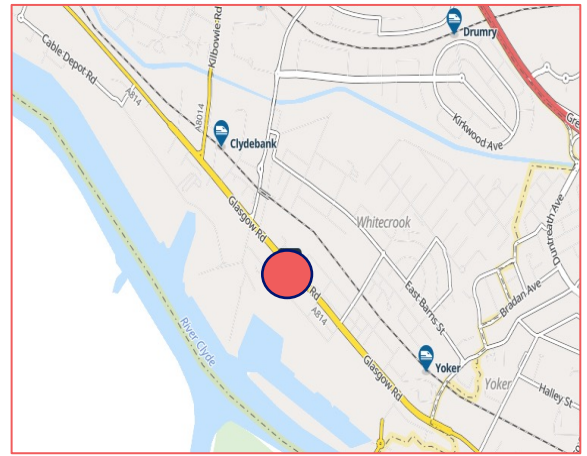


TO LET - LIGHT INDUSTRIAL / WAREHOUSE UNITS

1,292 – 2,844 SQ FT

ANDREW COURT
SOUTH DOUGLAS STREET, CLYDEBANK, G81 1PD

- Well-presented units
- Available for immediate occupation
- Generous circulation space / parking
- Convenient position just off Glasgow Road
- Eligible for 100% rates relief
- Rents starting **£9,690 per annum + VAT**



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 arranged between 5 terraces of steel portal frame industrial units with brick infill and insulated panel roofs above.

The units benefit from electric vehicle access doors with adjacent pedestrian access

Generous parking / circulation space is provided

SPECIFICATION

- 3 phase power
- LED lighting units
- Vehicle access door – 3m wide x 2.75 high
- Eaves height of 3m rising to 4m at the pitch
- Toilet block
- Some units are fitted with small offices

ACCOMMODATION

GIA	SQ M	SQ FT
Unit 16*	120.03	1,292
Unit 17*	144.19	1,552
Unit 18	121.52	1,308

*Please note that Unit 16 and 17 can be combined.

BUSINESS RATES

Please refer to the Scottish Assessors Website <https://www.saa.gov.uk/>. Subject to fulfilling the set criteria, most units are eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC - Available on request

ASKING TERMS

Unit 16	£9,690 per annum
Unit 17	£11,640 per annum
Unit 18	£9,810 per annum

The rent is subject to VAT.

VIEWING & FURTHER INFORMATION

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