Ryden

TO LET

NEWLY REFURBISHED TWO STOREY SELF CONTAINED OFFICE PAVILION WITH A GENEROUS PARKING PROVISION 1,006 SQ FT TO 4,886 SQ FT





BUILDING 7
BLAIR COURT
5 NORTH AVENUE
CLYDEBANK
BUSINESS PARK
CLYDEBANK
G81 2LA

LANDLORD MAY BE WILLING TO SELL

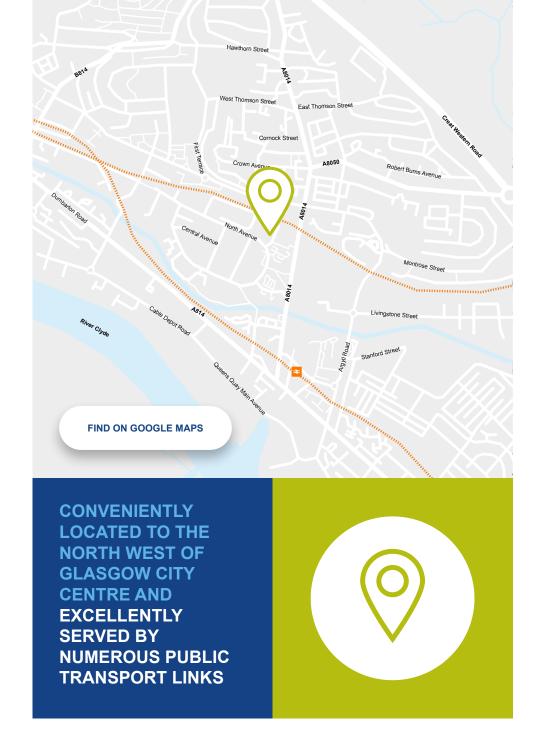
RECENTLY REFURBISHED AND FULLY FITTED OUT

19 DEDICATED CAR PARKING SPACES

SUITES AVAILABLE FROM 1,006 SQ FT TO 4,886 SQ FT

ATTRACTIVE LOCATION WITH GREAT TRANSPORT LINKS

100% RATES RELIEF AVAILABLE



LOCATION

Clydebank Business Park, located just eight miles northwest of Glasgow city centre, is a reputable and modern office and industrial park.

The park is conveniently positioned next to Singer Railway Station, offering frequent transportation to Glasgow city centre. The area is also well served by several bus routes along Kilbowie Road and Dumbarton Road.

Immediate neighbors to the park include Clydebank Shopping Centre and ASDA, providing convenient amenities for park occupants.

Additionally, the Business Park benefits from its close proximity to Glasgow International Airport, only five miles away.

DESCRIPTION

Blair Court is a collection of premium office buildings and suites located at the entrance of Clydebank Business Park.

Building 7 is a recently renovated pavilion that features tenant fit-out already in place. The suites within the building boast facilities such as meeting rooms, kitchen areas, male and female restrooms, shower room and a ground floor accessible toilet.

The office space can be leased as one

whole pavilion or let to occupiers on a suite by suite basis. The suites can be leased on flexible and highly competitive terms.

Incoming occupiers may be eligible for business rates relief via the Small Business Bonus Scheme.

SPECIFICATION

- Secure door entry system
- Metal suspended ceiling grid
- Modern LED lighting
- Double glazed windows
- Gas fired central heating system
- Perimeter trunking
- Carpeted flooring
- Male, Female and disabled access toilet facilities on each floor
- Shower room
- 19 car parking spaces
- Equality Act compliant
- EPC Rating available upon request

ACCOMMODATION

The accommodation comprises the following areas:

| | SQ FT | RENT (SQ FT) | AVAILABILITY |
|-------------|-------|--------------|--------------|
| 1ST - FRONT | 1,528 | £7.50 | AVAILABLE |
| 1ST - REAR | 1,006 | £7.50 | AVAILABLE |
| GROUND | 2,352 | £7.50 | AVAILABLE |
| TOTAL | 4,886 | £7.50 | |



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GET IN TOUCH

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