

# 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**

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## 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

## 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
<b>TOTAL</b>	<b>4,886</b>	<b>£7.50</b>	

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

**CONVENIENTLY  
LOCATED TO THE  
NORTH WEST OF  
GLASGOW CITY  
CENTRE AND  
EXCELLENTLY  
SERVED BY  
NUMEROUS PUBLIC  
TRANSPORT LINKS**



# 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**

# GET IN TOUCH

For further information, please contact the joint agents:

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