

# TO LET

**UNIT 14 SIMPSON COURT,  
11 SOUTH AVENUE,  
CLYDEBANK BUSINESS PARK,  
CLYDEBANK**



## BUSINESS UNIT FOR LEASE

- SIZE: 1,835 SQ FT / 170 SQ M
- CONVENIENT ACCESS TO GLASGOW CITY CENTRE
- DEDICATED CAR PARKING

## LOCATION

Clydebank Business Park is located within the town of Clydebank, some 8 miles west of Glasgow. The Business Park enjoys convenient access to Glasgow City Centre via the A82 and the A814 (Clydeside Expressway). In addition, the nearby Erskine Bridge provides an excellent link with the M8 Motorway and Glasgow Airport. The Business Park is well located to public transport facilities, as there are several railway stations and principal bus routes within a short walking distance. Extensive shopping and catering facilities are provided within the Clyde Regional Shopping Centre, which is situated immediately opposite the entrance to the Business Park.

## DESCRIPTION

The subjects comprise a single storey timber framed building having facing brick walls and a profiled metal sheet roof. All windows are double glazed and the toilet facilities comprise 1 No. low-level WC with wash hand basin. Heating is provided by a gas fired warm air blower and the unit has a 3-phase electricity supply.

In addition, the unit benefits from dedicated car parking immediately fronting the premises.

The Business Park as a whole is attractively landscaped and Simpson Court enjoys the benefits of full CCTV coverage which is linked directly to Clydebank Police Office.

## SIZE

We calculate the property has a Gross Internal Area of 1,835 sq ft /170 sq m or thereby.

## RATEABLE VALUE

We are verbally advised by West Dunbartonshire Council, Assessors Department, that the subjects have a Rateable Value of £7,200. As the Rateable Value is less than £10,000, tenants may be eligible to qualify for 100% rates relief under the Scottish Government's Small Business Bonus Scheme and therefore no rates will be payable whilst this legislation is in place.

## RENTAL

Rental offers of £10,000 per annum are invited.

## SERVICE CHARGE

The tenant will be responsible for an equitable proportion of the costs of management and maintenance of the estate.

## LEASE TERMS

The subjects are available for lease on a full repairing and insuring basis for a term to be agreed. Regular upward only rent reviews will be incorporated in the lease.



## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'E' rating

## VAT

VAT will be payable on rental, service charge and buildings insurance.

## LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction with the tenant responsible for the payment of any SDLT and registration dues.

## ENTRY

Upon conclusion of legal formalities.

## FURTHER INFORMATION

For further information, including arrangements for viewing, please do not hesitate to contact the sole agent:-

McKenzie Pollock Ltd  
69 Buchanan St  
Glasgow  
G1 3HL

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F: 0141 314 3803

Contact:

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