

TO LET | ERSKINE HOUSE | 1 North Ave | Clydebank Business Park | Clydebank G81 2DR

From 2,000 sq ft (185.80 sq.m) to 10,000 sq ft (929.03 sq.m) £7.00 psf



**Griffin
Webster**
PROPERTY CONSULTANTS

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Location

Clydebank is located 8 miles west of Glasgow City Centre and 10 minutes drive from Glasgow Airport and has excellent transport links, with a dedicated bus stop within the Business Park and Singer Train Station is 200 metres walk from the building.

Clydebank Business Park was developed in the early 1980's and now has occupiers which include Bauer Digital Radio, Booker Cash and Carry, Stena Marine Ferries Ltd, and Northern Marine Group. The Business Park is situated directly across the road from the Clyde Shopping Centre which includes Asda, Costa and a wide range of clothing and boutique styled shops as well as restaurants.

Description

The suite is entered from a bright foyer and benefits from a carpeted flooring, modern suspended ceiling with upgraded LED lighting, perimeter trunking with cabling and patch panel along with adequate plug points. There are shared kitchen and toilet facilities in the central core, and the office has its own internal tea preparation area.

Accommodation

A single wing of the property extends to approximately 2,045 sq ft to 2,570 sq ft

Rating

The property will be subject to assessment of the rateable value. Dependent upon the space requirement a single wing may be subject to 100% rate relief

Lease Terms

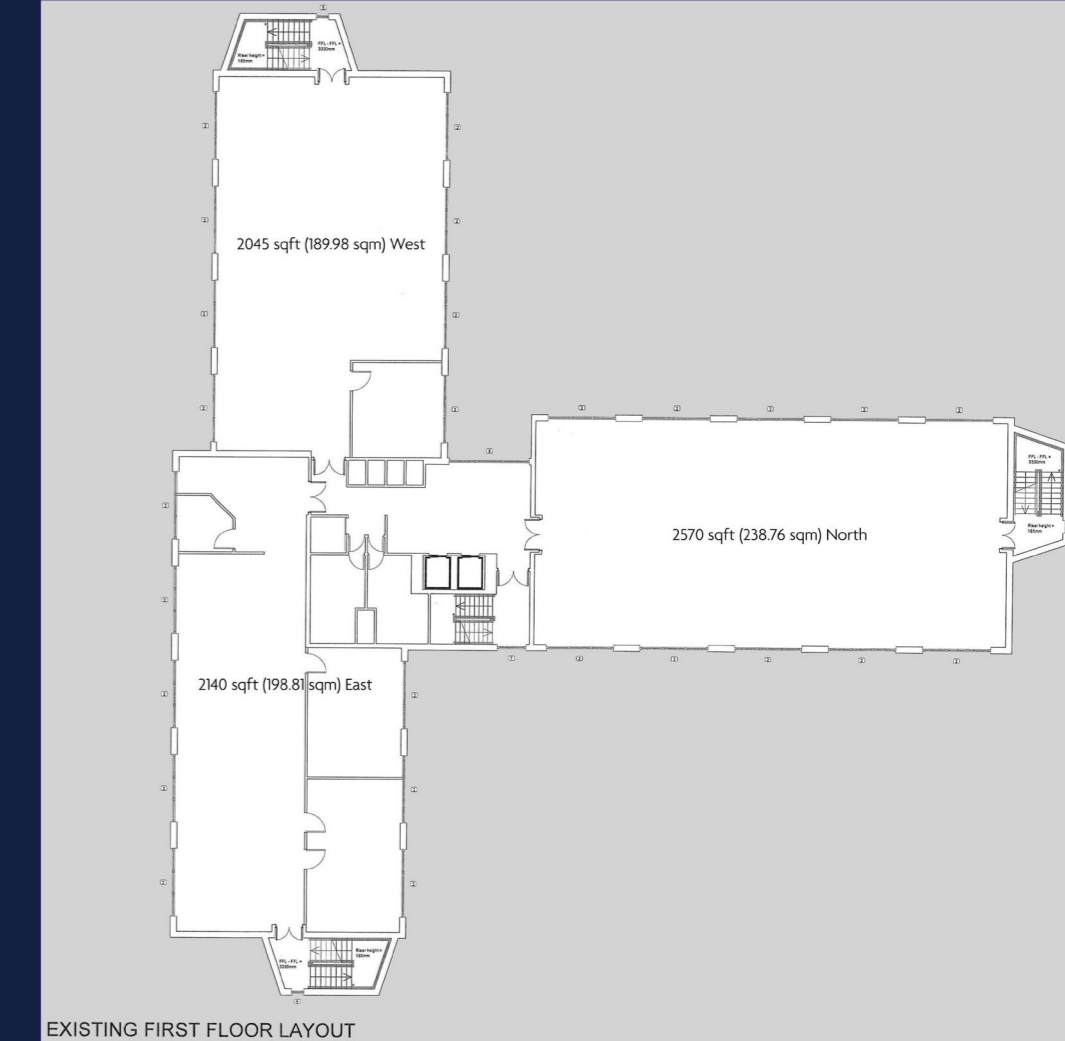
The rent commences at £7.00 p sq ft but fixed all-inclusive terms are available for the period of the lease.

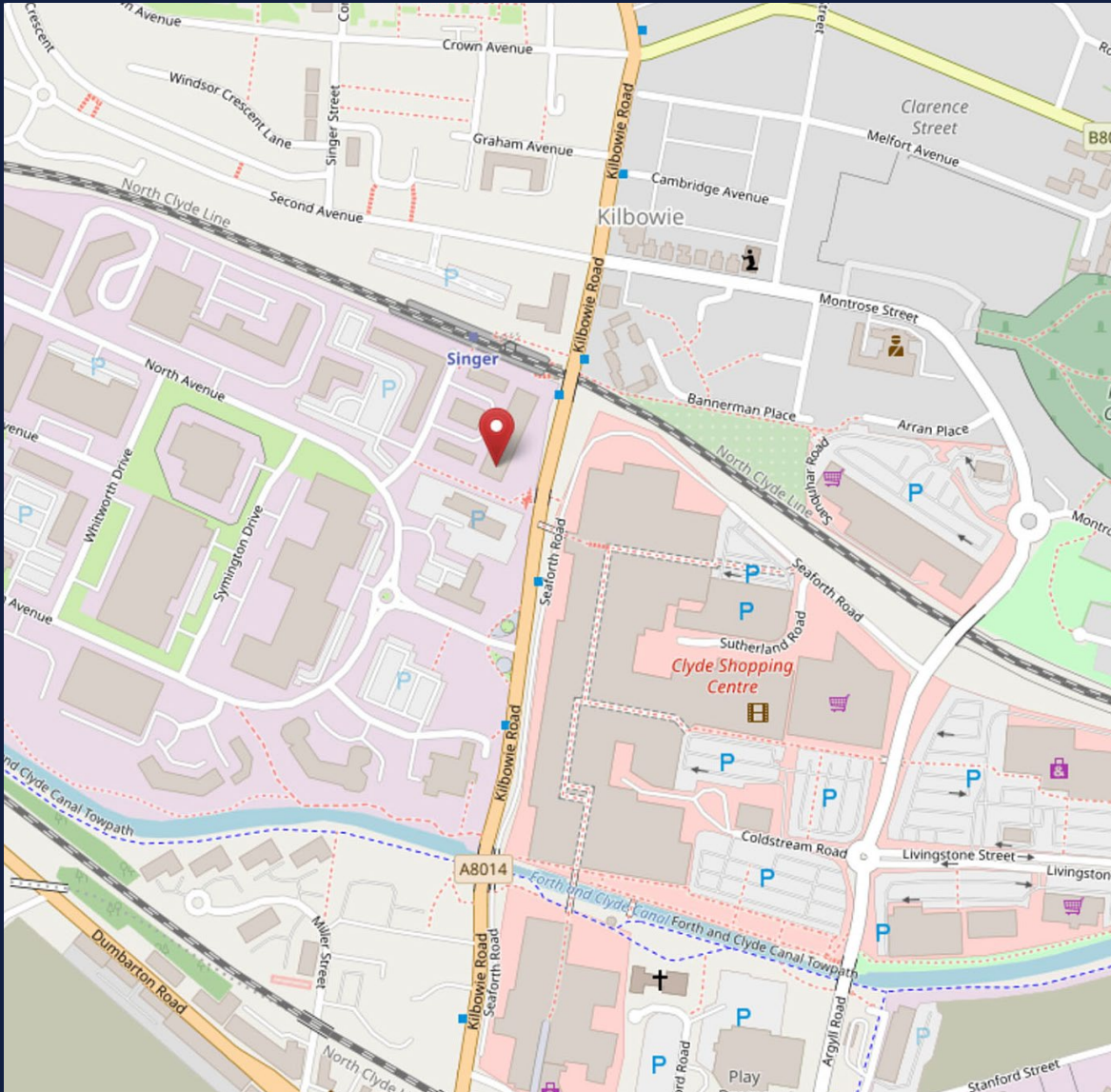
EPC

Available upon request

Entry

By arrangement.





Strictly by prior arrangement
with the letting agents.
Call Greg Dykes
07447 983400 or
email:
greg@griffinwebster.co.uk

Anti Money Laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 are now in force. Consequently, Griffin Webster Property Consultants are required to carry out due diligence not only on our clients but also on any purchaser or occupiers. Following acceptance of an offer, as a minimum a prospective purchaser / occupier will be required to provide proof of identity, residence and proof of funds before the transaction can complete.

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