

TO LET



412 Glasgow Road | CLYDEBANK | G81 1PW

**Warehouse and Workshop Space
7,270 SQFT (675 SQM)**

**Griffin
Webster**
PROPERTY CONSULTANTS

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Location

Clydebank is located 7 miles west of Glasgow City centre and is within 15 minutes travel time of the M8 and M77 motorway networks and main rail stations at Glasgow Central and Glasgow Queen Street. Glasgow and Prestwick International Airports are within a 15- and 45-minute drive time respectively of Clydebank.

Description

The property comprises a portal frame construction incorporating profile sheet aluminium clad walls insulated with thermal infill. The roof is pitched and of corrugated asbestos cement sheeting incorporating translucent lighting panels. Internally the unit has a regular uninterrupted floor layout, incorporating solid concrete floors, main warehouse area, and WCs and tea prep facilities. The unit has an electrically powered roller shutter door located at the front elevation, as well as a separate pedestrian entrance.

Floor Area

The premises extend to approximately 7,270 SQFT or (675 SQM)

Terms

The premises are available on the basis of a new Full Repairing and Insuring lease for a period of up to 10 years at a rent of £6.00 per square foot

Planning Use

Class 5 Storage and Distribution

Rating

The NAV of the premises are estimated to be £19,689.00

At this level of value any incoming tenant may qualify for a Small Business Bonus Relief.

VAT

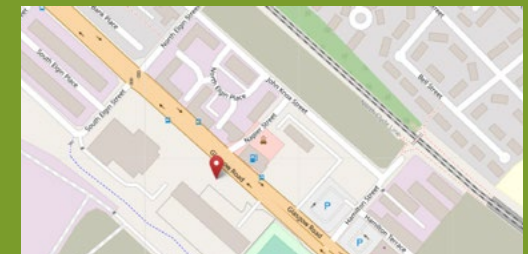
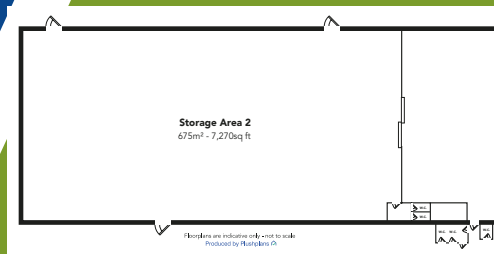
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT

Specification

- Electronic Roller Shutter door
- 6-meter 19 foot roller door height
- 9.35 metres eaves height
- Ample parking
- Easy access to all road, rail and sea networks.

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.



Strictly by prior arrangement
with the letting agents.

Call Greg Dykes

07447 983400 or

email:

greg@griffinwebster.co.uk

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