



Refurbished Warehouse Units

Units 1-4, Dunrobin Court, Clydebank Business Park,
Clydebank, G81 2QP

- **Units from 3,730 sq ft to 19,875 sq ft**
- **Well fitted and suited to production electronic / components**
- **Full refurbishment underway**
- **6.40m (Unit 1) and 5m eaves (Units 2-4)**
- **Popular business park location**
- **Good transport links**

Location

Clydebank is located in West Dunbartonshire, on the northern bank of the River Clyde, approximately 7 miles north west of Glasgow City Centre and 9 miles north of Glasgow International Airport.

Dunrobin Court is located in the centre of Clydebank Business Park, an established office and industrial park. Surrounding occupiers include Europharma, Scottish Ambulance Service,

W Munro (Rehab) Ltd, Clyde Uniforms, Clyde Safety, MCC Global Label Solutions, Northern Marine and Chevron.

The park is situated directly opposite Clyde Shopping Centre which, along with the adjoining retail parks and leisure complex, provides the focus for retail and leisure activities within Clydebank and the north west of Glasgow.

The property is accessed by Kilbowie Road (A8014), less than half a mile from its junction with the A82 and A814 which provide direct access into Glasgow City Centre to the east and M8 motorway via the Erskine Bridge to the west. The Clyde Tunnel is also a short drive from the subjects.

The M8 motorway links the M73 to the M74 to Carlisle and the south, the M80 and the M73 to Stirling and the north and via the M77 to Ayrshire and the south west of Scotland.

Singer Train Station is located within the business park and regular bus services operate on Kilbowie Road.



Description

The subjects comprise 4 interconnected warehouse units of steel portal frame construction, clad externally with facing brick, under a sequence of pitched and profile sheet clad roofs interspersed with Perspex roof lights.

Unit 1 benefits from excellent glazed frontage, providing superb natural daylight into ground and first floor offices. The unit benefits from an eaves height of 6.4m, ideal for modern warehousing.

Units 2 and 4 have an eaves height of 5m and are generally presented with a small amount of office content and toilet accommodation. Unit 3 also has a high fit-out content consisting of reception, office and laboratory space, which can be removed if required.

The units are to be fully refurbished and benefit from three phase 100 amp power supply and gas blower heating serving each unit. The units have CAT 5 cabling throughout. There is an anti-static floor finish in unit 2. Lighting is a mix of sodium fittings and fluorescent strip lights and the office space has gas central heating. The refurbishment shall consist of redecoration and new floor finishes.

Floor Areas

The units have the undernoted gross internal areas:

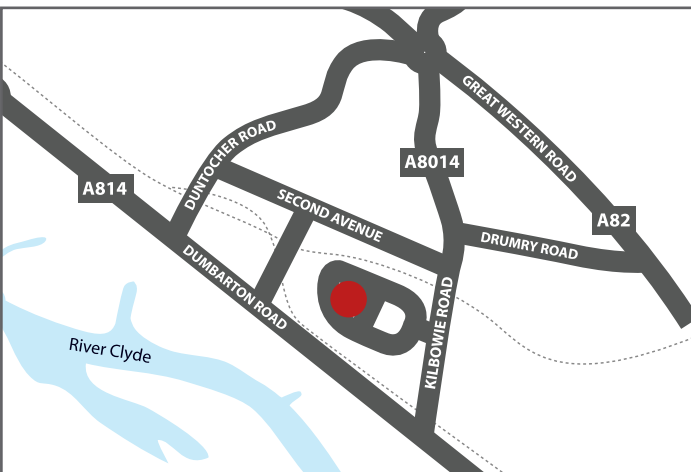
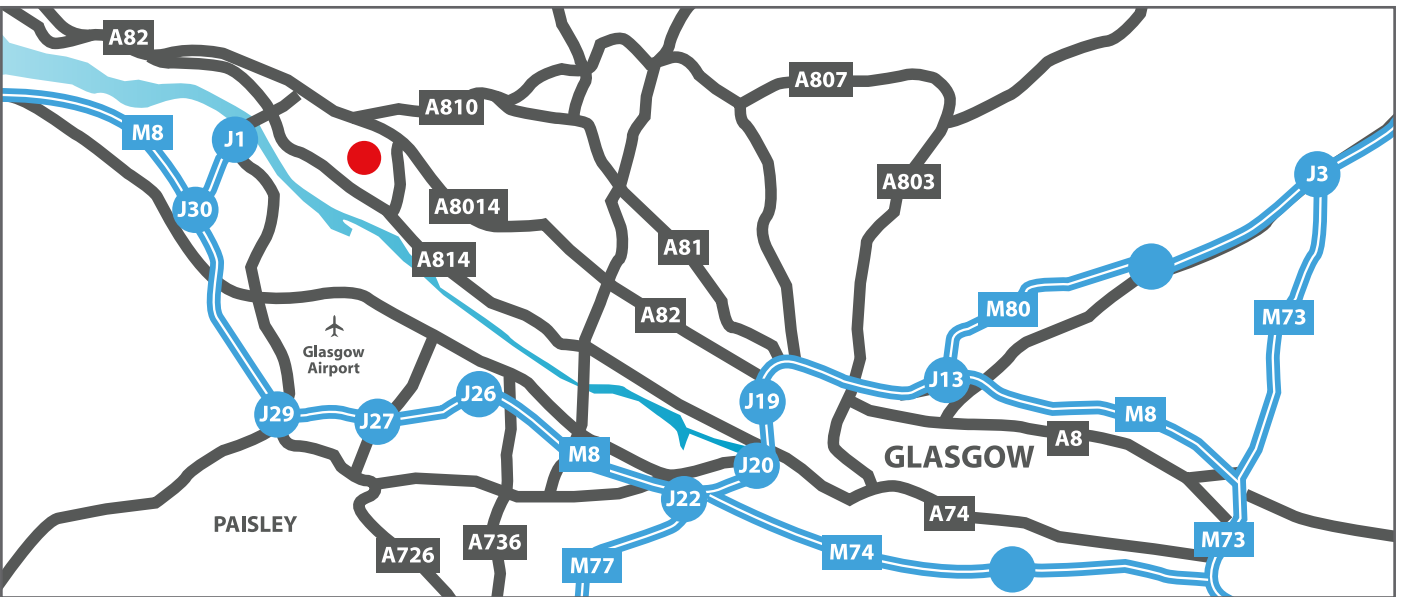
Unit 1	7,330 sq ft	(681.14 sq m) *
Unit 2	5,010 sq ft	(473.10 sq m)
Unit 3	3,725 sq ft	(346.28 sq m)
Unit 4	3,730 sq ft	(346.56 sq m)
TOTAL	19,875 sq ft	(1,847.08 sq m)

* contains ground and first floor offices extending to 1,880 sq ft.

Rents/Terms

The premises are available on FRI terms and can be let as a whole or split into individual units. The quoting rents are:

Unit 1:	£40,000 pa
Unit 2:	£27,500 pa
Unit 3:	£20,000 pa
Unit 4:	£20,000 pa





Business Rates

The undernoted Rateable Values are currently applicable:

Unit 1 / 3	£61,000
Unit 4	£17,900

The units will be reassessed for rating purposes if separately let. Unit 4 qualifies for 25% rates relief under the Small Business Bonus Scheme, for further information contact the Director of Finance at West Dunbartonshire Council.

Energy Performance Certificate

A copy of the EPC is available upon request.

Service Charge

The tenant will pay an equitable share of the Service Charge for the upkeep of Dunrobin Court and the wider business park.

Legal Costs

Each party will be responsible for their own legal costs in the documentation of this transaction, however, in the usual manner, the ingoing tenant will be responsible for any land and buildings transaction tax and registration dues, if applicable.

VAT

All rent and outgoings are subject to VAT.

Viewing

Strictly through the agents:

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