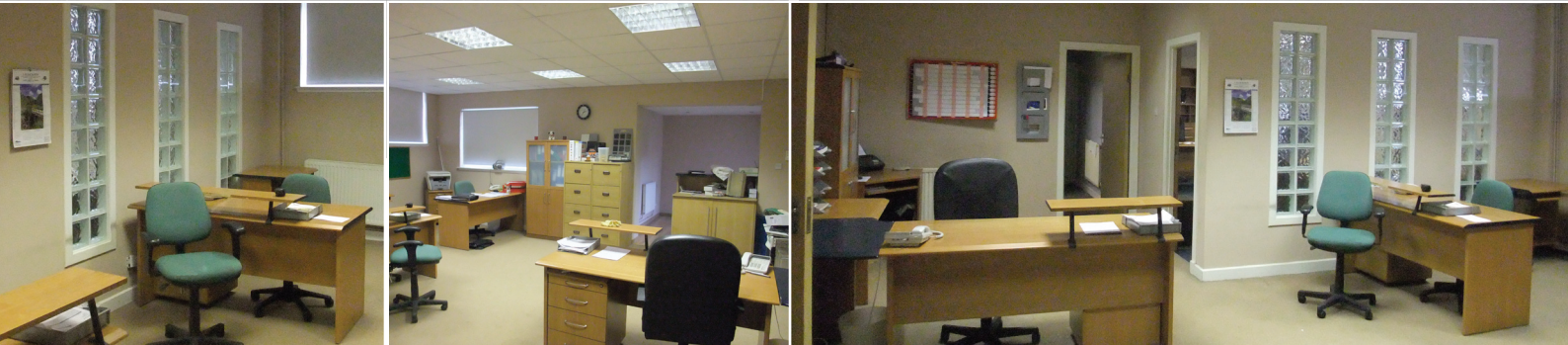


# McNicol

PROPERTY CONSULTANTS

## TO LET



### INDUSTRIAL WORKSHOP WITH OFFICES

**586 GLASGOW ROAD, CLYDEBANK G81 1JD**  
**192.38 sq m (2,071 sq ft)**

- Good Quality Office Accommodation
- Dedicated Parking
- Easy Access to Glasgow & M8
- Flexible Lease Terms

## Location

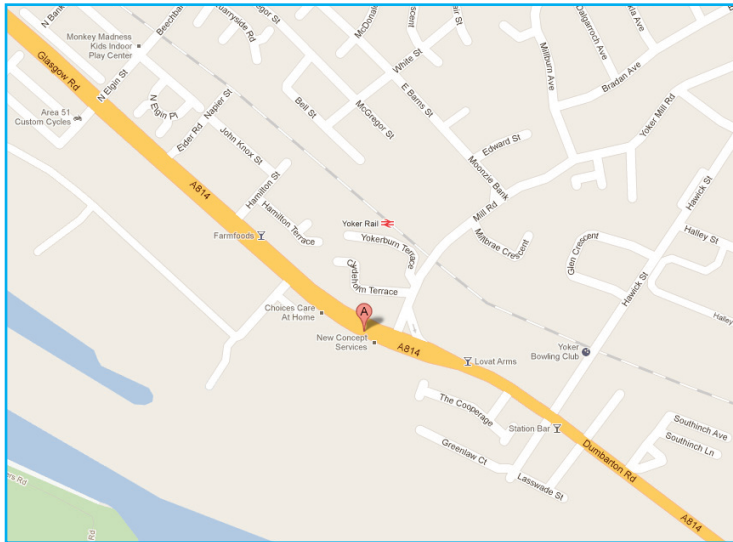
The property is situated in a very prominent position on Glasgow Road (A814) with vehicle access off Dock Street as shown within the location plan below.

Clydebank is located within Dunbartonshire, on the north bank of the Firth of Clyde, approximately 7 miles west of Glasgow city centre. The area has links to Glasgow (A82 - eastwards) and Glasgow International Airport (A82 - westwards) via the Erskine Bridge, which is 10 miles away.

Clydebank 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 minute and 45 minute drive time respectively.

The property has excellent communication links provided via Yoker railway station, linking to the national rail network, and bus services link the property to Glasgow and beyond.

The surrounding area is a mixture of commercial and residential property.



## Description

The property has a frontage to Glasgow Road (A814), and comprises a single bay workshop facility with modern offices. Car parking is provided to the side of the subjects plus a surfaced yard area.

The workshop is of concrete construction with roughcast external walls and metal sheet roof panels. Concrete floors are provided throughout. Internally, demountable office partitioning has been formed, together with storeroom areas. Internal eaves height varies from 3m to 4m and a vehicle door access is provided in the side elevation.

Office accommodation has the benefit of double glazed upvc windows with external metal security grills. Internally, glazed partitioning forms reception, meeting rooms, private offices, kitchen area & ladies / gents toilets. Suspended ceilings, recessed modern lighting, gas fired heating system are provided.

## Key Features

- Eaves height 3m and 4m at apex.
- Prominent position on Glasgow Road
- Vehicle Access Door (2.7m Height x 3.75m Width)
- Modern Office Accommodation
- Dedicated Parking / Yard Area

## Floor Area

In accordance with the RICS Code of Measuring Practice 6th Edition, the property extends to the following gross internal floor area:

Workshop	64.38 sq m	(693 sq ft)
Offices / Toilets	128 sq m	(1,378 sq ft)
<b>Total</b>	<b>192.38</b>	<b>(2,071 sq ft)</b>

## Lease Terms

The property is offered on flexible Full Repairing and Insuring terms to be agreed.

## Rateable Value

The property is currently entered in the Valuation Roll as follows :  
Rateable Value: £8,800

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## Legal Costs

Each party will be responsible for their own legal costs in the transaction.

## Date of Entry

To be mutually agreed.

## Viewing / Further Information

Please contact the Sole Letting Agents



### IMPORTANT NOTICE (Date of Publication November 2011)

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