



TO LET

INDUSTRIAL PROPERTY



CABLE DEPOT ROAD, CLYDEBANK
SAT NAV LOCATION: G81 1UY
WAREHOUSE/WORKSHOPS
AVAILABLE FOR IMMEDIATE OCCUPATION

LOCATION

The land is located within the established Riverside Industrial Estate in Clydebank. The Estate is located a short distance west of Clydebank Town Centre and approximately 20 minutes drive from Glasgow. Access to the national motorway network can be gained via the Erskine Bridge, Clyde Tunnel and Clydeside Expressway. Glasgow International Airport is approximately 20 minutes drive away.

DESCRIPTION

The units are modern and of brick construction with profiled cement sheet roof. Services provided include water, three phase electricity and lighting. Each unit offers male and female W.C.'s and office area to front. Ample off street car parking is available in the immediate vicinity.



AVAILABILITY

The variety of units available within the Estate changes on a regular basis. Please refer to the attached Availability Schedule for the current position.

RATEABLE VALUE

Further information can be obtained by contacting the Assessor's Office, Clydebank at telephone number 0141 562 1272 or via the Valuation Roll website at: www.saa.gov.uk

The majority of units within the Estate are likely to be eligible for relief under The Small Business Bonus Scheme. Further information on this scheme can be found at:

www.scotland.gov.uk/Topics/Government/local-government/17999/11199/Scheme

LEASE

The properties are available on a full repairing and insuring (FRI) leases of up to 5 years in duration.

RENT

Quoting rents are shown on the attached Availability Schedule. Incentive packages may be available depending on lease length.

ENERGY PERFORMANCE CERTIFICATION

EPC ratings for the individual premises are shown on the attached Schedule. Copies of the Certificate are available on request.

LEGAL TERMS

In the usual manner, the tenant will be responsible for all legal costs associated with the transaction.

ENTRY

Immediate entry is available.

CONTACT

Enquiries can be made to:

Craig Maxwell, MRICS
Estates Surveyor – Asset Management
West Dunbartonshire Council
Council Offices, Garshake Road
Dumbarton G82 3PU
Tel: 01389 737256
Email: craig.maxwell@west-dunbarton.gov.uk

IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contact.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.



West Dunbartonshire

Title : Units to Let - Cable Depot Road, Clydebank

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