

# DM HALL

## To Let

Attractive Office  
Premises

2 Sylvania Way,  
Clydebank  
G81 1EA



718.12 sq m  
(7,730 sq ft)

# Property Details

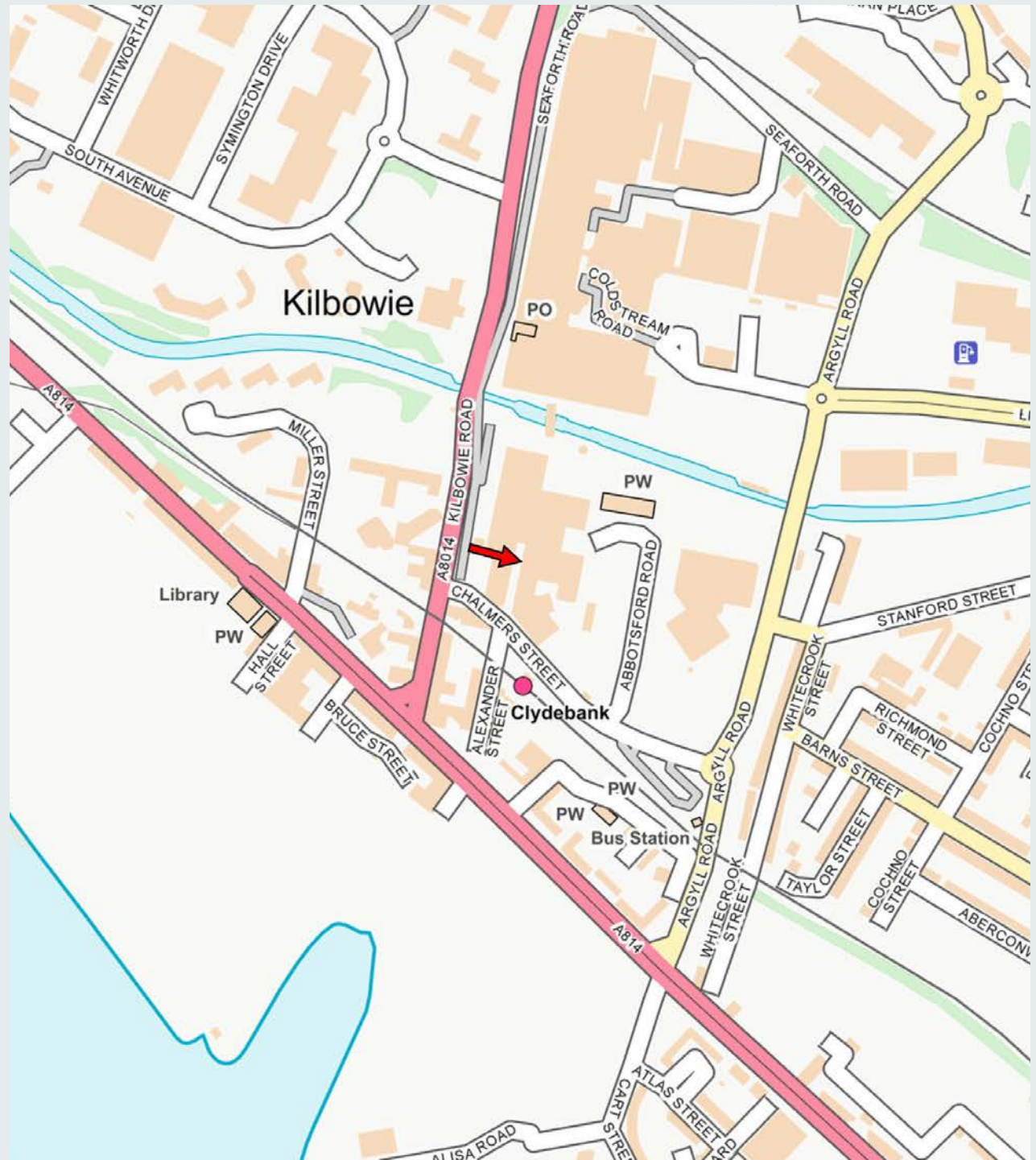
- Attractive office premises in the centre of Clydebank.
- Close proximity to Dumbarton Road.
- Car parking available.
- Excellent transport links.
- Option to sub-divide.
- Competitive rent available from only £7 per sq.ft.

## LOCATION

The subjects are located on the north side of Sylvania Way, close to its junction with Chalmers Street within Clydebank. Glasgow city centre lies approximately 8 miles west.

Sylvania Way is the primary pedestrian thoroughfare on the south of Clyde Shopping Centre, connecting Clydebank railway station and the bus interchange on Chalmers Street. Glasgow Road (A814) which provides access to Glasgow city centre, Renfrew Bridge and the M8 Motorway network is located within a short drive.

There is a plentiful supply of local amenities including cafes, restaurants and independent shops. Nearby occupiers include Clydebank Co-operative Society, The Salvation Army, Virgin Money and Admiral.



# Property Details

## DESCRIPTION

The subjects occupy the ground floor within a 2-storey traditional building, surmounted by a flat roof.

The subjects were previously occupied by West Dunbartonshire Council and are arranged to provide a spacious open plan office, with kitchen, toilet and shower facilities to the rear.

Access is available from Sylvania Way via a double entrance door, protected by roller shutters within a shared entrance foyer which is interconnected with Clydebank Co-operative Society.

Additional access to the premises is on the east elevation onto a shared yard, leading to a communal car park. Allocated parking may be provided on request.

## ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows:

**718.12 sq.m. (7,730 sq.ft.)**

## NON-DOMESTIC RATES

Rateable Value - £75,500.

Any in-going occupier has the right to appeal this assessment.

## LEASE TERMS

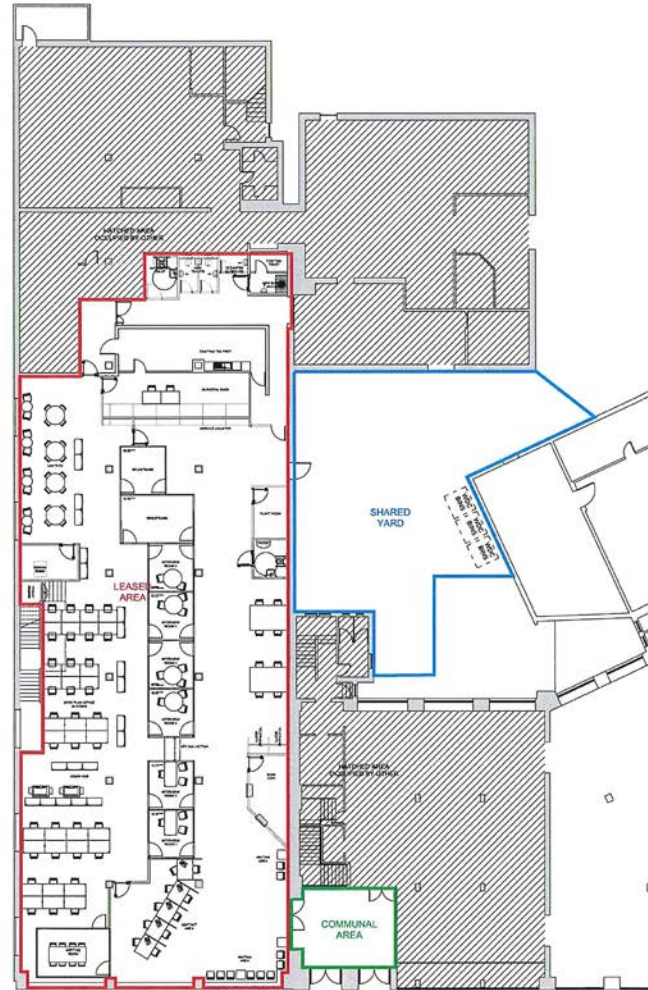
Rent available from only £7 per sq.ft.

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.



# Property Details

## VAT

All prices quoted are exclusive of VAT which may be chargeable.

## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole letting agents.



## Make an enquiry

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07876 541654

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**DM HALL**



Regulated by

**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The 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 contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.