

Mileway

Fleming Court, Clydebank Business Park Glasgow

Available to Let
Warehouse
3,986 sq ft (370 sq m)

Recently redecorated

LED lighting

Roller shutter door

New roof

Clydebank Business Park

2 North Ave Glasgow G81 2DR



Description

Fleming Court provides seventeen small steel portal framed industrial units of various sizes, formed in a courtyard layout. Unit 8 measures approximately 3,986 and provides recently decorated open plan warehouse accommodation. The property benefits from a new roof, LED lighting, roller shutter loading door and WC facilities. There is a common yard and parking to the front of the property.

Location

Clydebank Business Park is a well-established, modern commercial environment and is home to a wide range of industrial and office occupiers, all benefiting from the location's strong transport links. Situated approximately 8 miles west of Glasgow city centre and 15 minutes drive from Glasgow International Airport, the business park also benefits from an on-site passenger railway station. Access to the business park is via Kilbowie Road (A814), and the entrance is a short drive north from Glasgow/Dumbarton Road (A814) and 1 mile south of Great Western Road (A82) from Kilbowie Roundabout.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

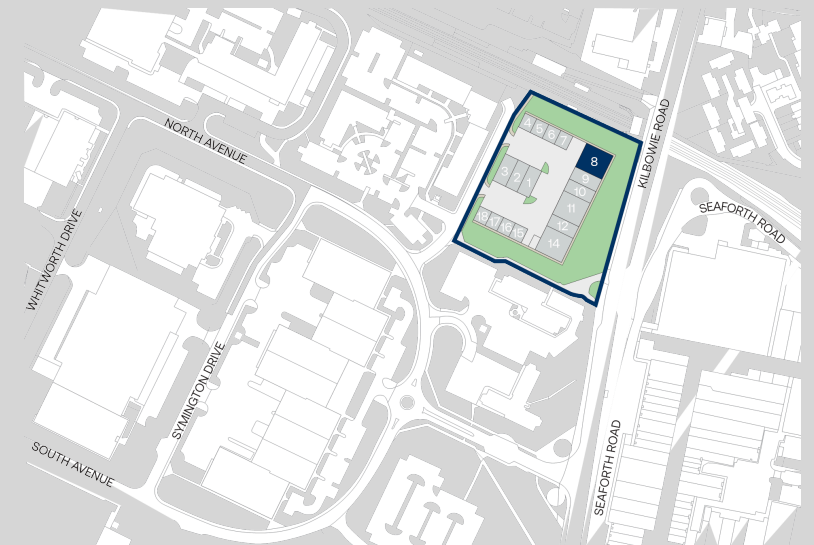
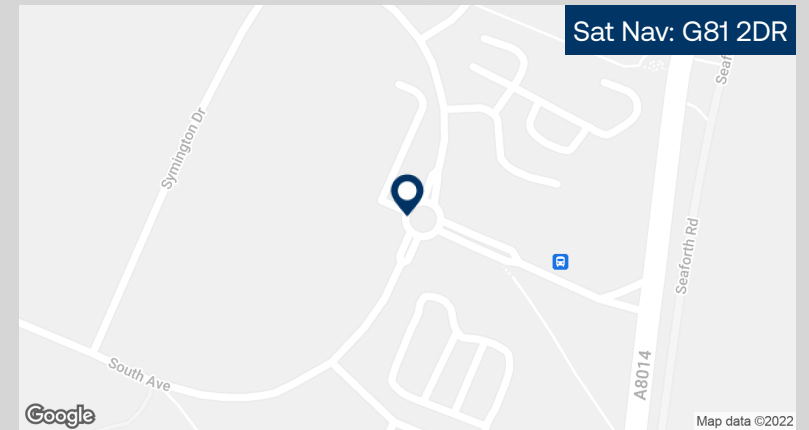
Mileway
Scott Hill
 scotland@mileway.com
 0141 846 0480

JLL
Scott McPherson
 scott.mcpherson@eu.jll.com
 0141 248 6040

Rosslyn Property Ltd
Stephen St.Clair
 stephen.stclair
 @rosslynproperty.com
 01355 696021

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

mileway.com



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Block 2: Unit 8	Warehouse	3,986	370.3	Immediately
Total		3,986	370.3	

Mileway