



Unit 14

Simpson Court, Clydebank, G81 2NR

**Refurbished industrial unit
benefitting from existing fit
out.**

1,835 sq ft
(170.48 sq m)

- Existing office, WC and kitchen fit out
- Dedicated parking
- 3 phase power
- LED lighting

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Summary

Available Size	1,835 sq ft
Rent	£12,845 per annum
Rates Payable	£2.69 per sq ft Occupiers may be eligible for 100% rates relief under the Small Bonus Business Scheme.
Rateable Value	£9,900
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,416 per annum Insurance charged separately at £323.20 pa.
EPC Rating	Upon enquiry

Description

The unit forms part of a terrace with blockwork exterior walls and monopitch profile metal roof. Externally the unit benefits from two dedicated spaces in addition to the loading area outside of the double access doors.

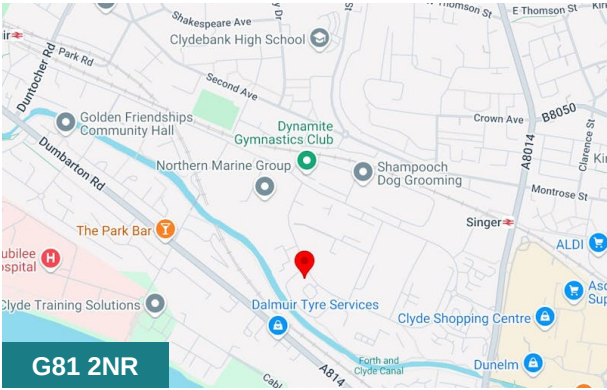
The pedestrian entrance leads into an entrance vestibule with WC facilities off. The industrial accommodation has been fully refurbished with additional office, WC and kitchen area. The specification includes:

- 3 phase power
- Profile metal roof with daylight panels
- LED lighting
- Small power distributed throughout unit
- Office, kitchen and 2 no. WC facilities.

Location

Clydebank Business Park is located approximately 7 miles west of Glasgow City Centre via the Clydeside Expressway/ Dumbarton Road to the South or Great Western Road to the north. The Park benefits from an on site railway station providing regular services to Glasgow City Centre, in addition to regular bus services with a number of routes running east and west.

The Park is accessed via Kilbowie Road with Simpson Court accessed from the main spine road off South Avenue.



Viewing & Further Information



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