

Studio Drive, Dumbarton, G82 2QW

To Let

184,550 sq ft

Studio Drive offers 184,550 sq ft of affordable warehouse accommodation. The 3.98-acre site also offers substantial external storage.

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Summary

- Rent: £2.50 per sq ft
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

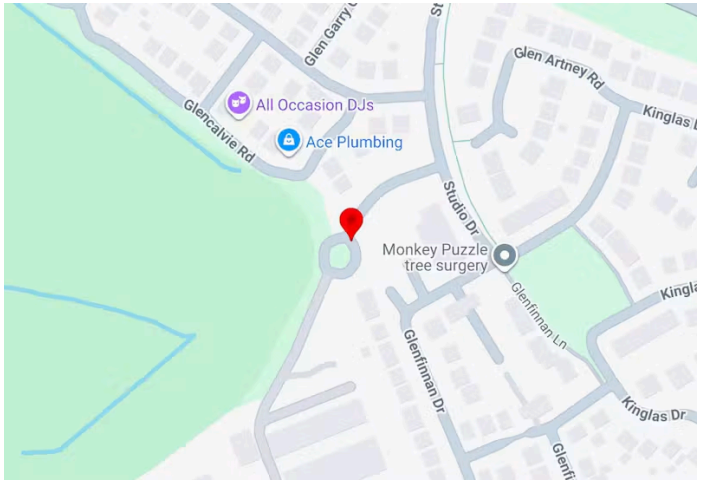


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Description

Studio Drive offers a rarely available big-box leasing opportunity. The accommodation is split across 8 units, totalling 184,550 sq ft. Unit 31 offers a good quality base for office staff with several offices suites, toilets and a canteen. The remaining 7 units offer wind and water tight storage accommodation, suitable for a variety of uses. The walls within Unit 33 have been soundproofed, making the unit suitable for filming.

Each unit benefits from a vehicular roller shutter door with internal heights reaching 5.9m to the underside of the haunch. Externally, there are two substantial yards which occupiers can utilise for external storage. Please note, the some of the buildings have been cleared to create larger yard areas as per the second aerial photo. The 3.98-acre site is fully secured with gates access on the North and South Elevations.

Location

The former BBC Scotland studio site is located just North of the established Broadmeadow Industrial Estate in Dumbarton. Positioned just off the A82, the property provides quick access to Glasgow, the national motorway network, and key transit hubs. Excellent rail links are available nearby at Dumbarton Central and Dumbarton East stations, offering regular direct services to Glasgow Queen Street and Edinburgh Waverley.

Viewings

Strictly by appointment via the listed agents.

Terms

Available by way of a new Full Repairing and Insuring Lease. The landlord may consider flexible, short term lettings for the full site.

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Accommodation

Name	sq ft	sq m	Availability
Unit - 20	29,710	2,760.15	Available
Unit - 21	29,710	2,760.15	Available
Unit - 22	20,855	1,937.49	Available
Unit - 30	20,855	1,937.49	Available
Unit - 31	20,855	1,937.49	Available
Unit - 32	20,855	1,937.49	Available
Unit - 33	20,855	1,937.49	Available
Unit - 34	20,855	1,937.49	Available
Total	**184,550**	**17,145.24**	







