



# To Let / For Sale

**Two office buildings, available to purchase as one or separately, with car parking.**

- Dedicated car parking spaces
- Attractive location with great transport links
- Flexible accommodation
- 55 car parking spaces (whole building)
- Equality Act compliant

## **Buildings 3 & 4, Blair Court**

5 North Avenue, Clydebank Business Park,  
Clydebank, G81 2LA

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**3,778 to 14,133 sq ft**

350.99 to 1,313 sq m

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**Reference: #158029**

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## Summary

Available Size	3,778 to 14,133 sq ft / 350.99 to 1,313 sq m
Rent	£5 per sq ft Building is also for Sale.
Price	Price on application
EPC	C (42)

## Description

Blair Court is a collection of office buildings and suites located at the entrance of Clydebank Business Park. Nestled within a well-maintained landscaped environment, Blair Court offers a range of attractive office spaces that benefit from good transport links.

Building 3 offers open plan accommodation, split over the ground and first floors. There is some existing fit out in place, along with male, female and accessible WCs.

Building 4 is a three storey office which benefits from lift access to the upper floors. There is a large canteen area in place on the ground floor, with a mixture of open plan and split up suites on the upper floors.

The buildings currently interconnect however they can be separated to provide two self-contained office pavilions.

## Location

Clydebank Business Park, located just eight miles northwest of Glasgow city centre, is a reputable and modern office and industrial park.

Within this park lies Blair Court, conveniently positioned next to Singer Railway Station, offering frequent transportation to Glasgow city centre. The area is also well served by several bus routes along Kilbowie Road and Dumbarton Road. Immediate neighbors to the park are the Clydebank Shopping Centre and ASDA, providing convenient amenities for park occupants. Additionally, the Business Park benefits from its close proximity to Glasgow International Airport, only five miles away.

## Accommodation

The accommodation comprises the following areas. The buildings can be bought separately or together.

Name	sq ft
Building - 4	10,355
Building - 3	3,778
<b>Total</b>	<b>14,133</b>

## Specification

- Secure door entry system
- Perimeter trunking
- Metal suspended ceiling grid
- Carpeted flooring
- Male, Female and disabled access toilet facilities on each floor
- Shower room
- Dedicated car parking spaces
- Gas fired central heating system
- Equality Act compliant

## Meg Beattie

07935 203765  
meg.beattie@jll.com

## Hanna McKie

07933514376  
Hanna.McKie@jll.com

## Aleksander Alfer

aleksander.alfer@jll.com