



Unit 4

Simpson Court, Clydebank, G81 2NR

Workshop unit benefitting from fit out and dedicated parking.

1,046 sq ft
(97.18 sq m)

- Qualifies for 100% rates relief
- Existing office and WC fit out
- Dedicated parking

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Summary

Available Size	1,046 sq ft
Rent	£9,000 per annum
Rateable Value	£5,300 Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An estates charge is payable in addition to the rent. Further details upon enquiry.
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.

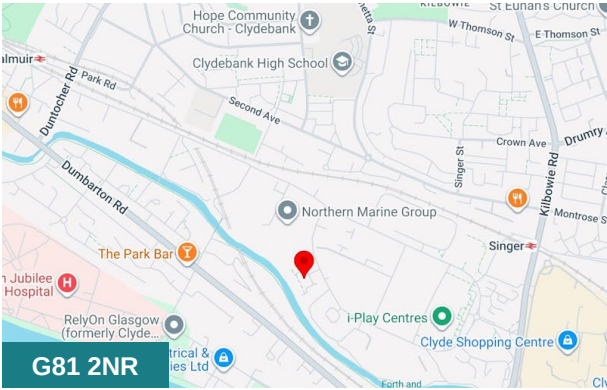
The pedestrian entrance leads into an entrance vestibule leading to an generous office space with natural daylight, and WC facilities opposite. The industrial accommodation is well presented and benefits from further natural daylight and strip lighting. The specification includes:

- 3 phase power
- Profile metal roof with daylight panels
- Halogen strip lights
- Small power distributed throughout unit
- Gas fired air heater
- Office and WC

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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