TO LET - INDUSTRIAL

FLEMING COURT

CLYDEBANK BUSINESS PARK, CLYDEBANK, G81 2DR

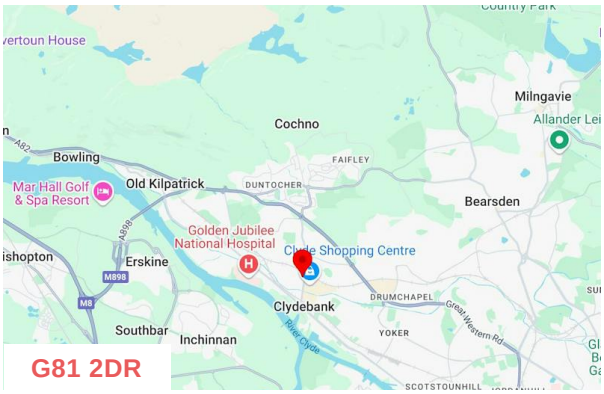


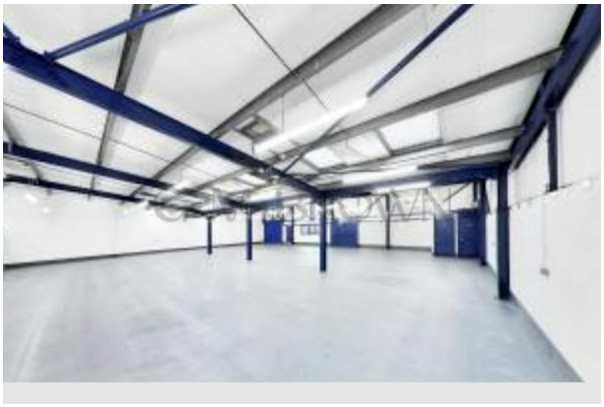
KEY HIGHLIGHTS

- 3,986 sq ft
- Benefits from excellent transport links
- Common yard/parking areas to the front of the unit
- Eligible for 100% rates relief
- Well-presented modern light industrial / workshop units
- Roller shutter loading door
- Benefits from partial LED lighting
- Recently redecorated

SUMMARY

Available Size	3,986 sq ft
Rent	£24,500 per annum
Rates Payable	£6,424.20 per annum Unit eligible for rates relief of 77.50% reduction under the Small Business Bonus Scheme
Rateable Value	£12,900
VAT	Applicable
EPC Rating	Upon enquiry







DESCRIPTION

Fleming Court provides 17 small steel portal framed industrial units of various sizes, formed in a courtyard layout.

The property benefits from partial LED lighting, roller shutter loading door and WC facilities. There is a common yard and parking to the front of the property.

LOCATION

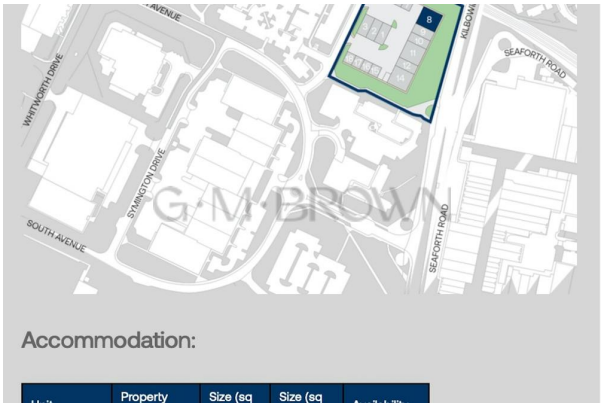
Clydebank Business Park is a well-established, modern commercial environment and is home to a wide range of industrial and office occupiers, all benefiting from the location's strong transport links.

Situated approximately 8 miles west of Glasgow city centre, and 15 minutes drive from Glasgow International Airport, the park also benefits from an on-site passenger railway station. Access to the Business Park is via Kilbowie Road (A814), with the park entrance a short drive north from Glasgow/Dumbarton Road (A814) and only 1 mile south of Great Western Road (A82) from Kilbowie Roundabout.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 8	3,986	370.31	Available
Unit - 17, Block 2	1,000	92.90	Coming Soon
Total	**4,986**	**463.21**	



VIEWING & FURTHER INFORMATION

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