TO LET - INDUSTRIAL / TRADE COUNTER

CABLE DEPOT ROAD TRADING ESTATE

CABLE DEPOT ROAD, CLYDEBANK, G81 1UF

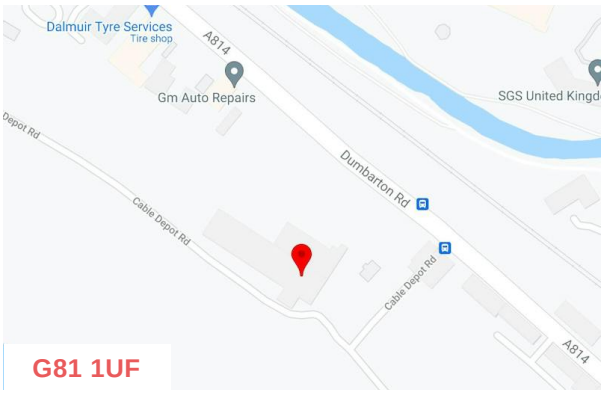


KEY HIGHLIGHTS

- 2,100 sq ft
- Fully refurbished to a very high standard
- Generous communal yard / parking
- Neighbouring occupiers include HPD Plumbing & Heating Supplies, Pennycook Patent Glazing and RelyOn Renewables Centre
- Available for immediate occupation
- 3 x phase power
- New FRI lease available - £16,800 pa + VAT

SUMMARY

Available Size	2,100 sq ft
Rent	£16,800 per annum
Rates Payable	£6,025.80 per annum Unit eligible for 97.5% rates relief under the Small Business Bonus Scheme. Resulting in rates payable of £145.50
Rateable Value	£12,100
Service Charge	£0.90 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



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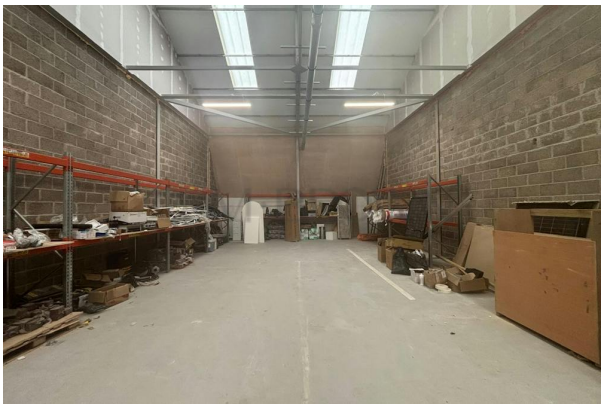

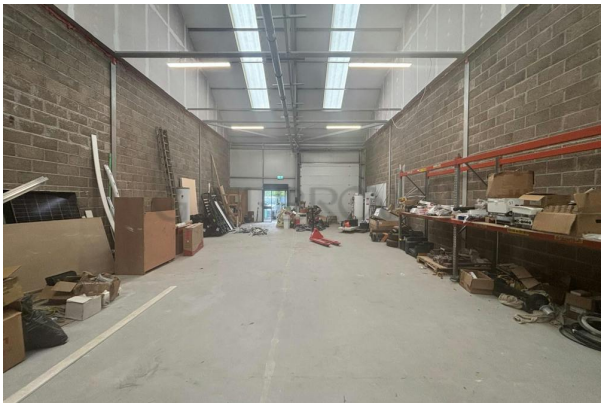

DESCRIPTION

Cable Depot Road Trading Estate comprises a terrace of modern industrial units / trade-counter units of steel portal frame construction with pitched roofs overlaid with insulated panel roofs incorporating light panels. Externally the elevations are fully clad with insulated panels allowing for an attractive modern appearance.

LOCATION

Cable Depot Road Trading Estate is located just off the A814 Dumbarton Road approximately 0.5 miles west of Clydebank town centre and approximately eight miles west of Glasgow City Centre. The estate benefits from convenient access to the M8 motorway as well as the new Renfrew Bridge, Clyde Tunnel and Erskine Bridge. Convenient access to public transport links are also provided with numerous bus services operating on Dumbarton Road whilst Clydebank Railway Station is ten minute walk away east where regular trains services to Glasgow Central station are provided.

Neighbouring occupiers include HPD Plumbing & Heating Supplies, Pennycook Patent Glazing and RelyOn Renewables Centre.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1B	2,055	190.92	Available
Total	**2,055**	**190.92**	

VIEWING & FURTHER INFORMATION

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