TO LET - INDUSTRIAL/LOGISTICS

75 BEARDMORE WAY

75 Beardmore Way, Clydebank, G81 4HT



Key Highlights

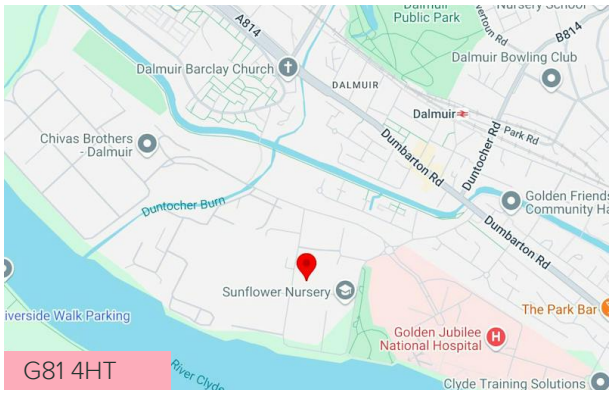
- Available immdeiately
- Small ancillary workshop unit
- Modern roof on both warehouses
- Large warehouse with office accommodation
- Large secure yard
- 3 phase power

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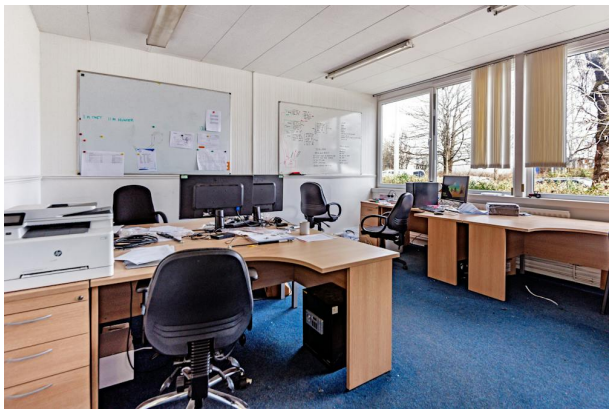
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Summary

Available Size	23,631 sq ft
Rates Payable	£36,787.50 per annum
Rateable Value	£67,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days







Description

The property comprises a main warehouse with single storey office block attached and a smaller detached warehouse/workshop, all contained within a level secure site.

The main building is of steel portal frame construction with a combination of brick/block dado walls and full height profiled metal cladding. The property benefits from a modern pitched roof with profiled sheet covering. Internally, the property benefits from one large roller shutter door providing access to the secrue yard area. The office accommodation is of brick cavity wall construction with flat roof, benefitting from double glazed windows, kitchen space and W/C facilities.

The workshop is a detached stand-alone unit of steel portal frame construction, with brick/block dado walls and profiled metal cladding above. Internally the unit has been sub-divided by means of a full height block partition. The building has concrete floor with fluorescent lighting and small office and toilet block.

Location

Clydebank is an important conurbation of Glasgow, situated approximately 8 miles north-west of the City Centre and has a resident population of approximately 46,000 with an estimated catchment population of approximately 290,000.

Clydebank is very well connected to Glasgow City Centre, via both road and public transport. The town connects into Scotland's national motorway network via the M8 to the west, and helps connect Glasgow to the north west of Scotland.

The subjects are situated on Beardmore Way within the well-established Clydebank Industrial Estate. Within the estate there is a mixture of owner occupiers and tenants within, including; Terasaki Electric (Europe) Ltd, Sub-sea 7 Pipeline Production Ltd, European Circuits and Tekbo.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Main Warehouse	16,056	1,491.65	Available
Ancillary - Offices	2,882	267.75	Available
Ancillary - Workshop	4,693	435.99	Available
Total	**23,631**	**2,195.39**	

Terms

The property is available on a new Full Repairing and Insuring lease, subject to agreed commercial terms.

Viewing & Further Information



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