

# TO LET

## BUSINESS PROPERTY



**CLYDE STREET BUSINESS CENTRE**  
**31 CLYDE STREET, CLYDEBANK**  
**SAT NAV LOCATION: G81 1PF**  
**BUSINESS PREMISES**  
**AVAILABLE FOR IMMEDIATE OCCUPATION**

### LOCATION

The Centre is located within the established business core of Clydebank, a short distance from Clydebank Town Centre and approximately 20 minutes drive from Glasgow. Access to the national motorway network can be gained via the Erskine Bridge, Clyde Tunnel and Clydeside Expressway. Glasgow International Airport is approximately 20 minutes drive away. The Centre is situated on Clyde Street with access available from South Elgin Street off Glasgow Road.

### DESCRIPTION

The Business Centre is a former small school which has been converted to provide a range of business units suitable for workshop or office use. The Centre is laid out over 2 storeys with a common courtyard. Extensive off road car parking is provided for the Centre.



## **DESCRIPTION (CONTINUED)**

There are separate Male and Female toilets provided along with a communal kitchen.

The Centre has a concierge (part-time) and benefits from CCTV coverage.  
A secure door entry system is also installed.

## **AVAILABILITY**

The variety and size of units available at the Centre changes on a regular basis.  
Please refer to the attached Availability Schedule for the current position.

## **RATEABLE VALUE**

Further information can be obtained by contacting the Assessors Office, Clydebank on telephone 0141 562 1272 or visit their website at: [www.saa.gov.uk](http://www.saa.gov.uk)

Most of the units within the centre are likely to qualify for relief under The Small Business Bonus Scheme.  
Further information on this scheme can be found at:

<http://www.scotland.gov.uk/Topics/Government/local-government/17999/11199/Scheme>

## **LEASE**

The units are available on flexible leases from 6 months upwards. Rents are quoted inclusive of Buildings Insurance and Service Charges.

## **RENT**

Quoting rents are shown on the attached Availability Schedule.

## **INCENTIVES**

Incentive packages may be available depending on lease length.

## **ENERGY PERFORMANCE CERTIFICATION**

Where applicable, EPC ratings for individual premises are shown on the attached Schedule.

## **LEGAL TERMS**

In the usual manner, the tenant will be responsible for all legal costs associated with the transaction.

## **ENTRY**

Immediate entry is available.

## **CONTACT**

Enquiries can be made to :  
Craig Maxwell  
West Dunbartonshire Council  
Housing, Environmental and Economic Development  
Estates Section, Council Offices  
Garshake Road, Dumbarton, G82 3PU  
Tel: 01389 737148  
FAX: 01389 737512  
Email: [craig.maxwell@west-dunbarton.gov.uk](mailto:craig.maxwell@west-dunbarton.gov.uk)

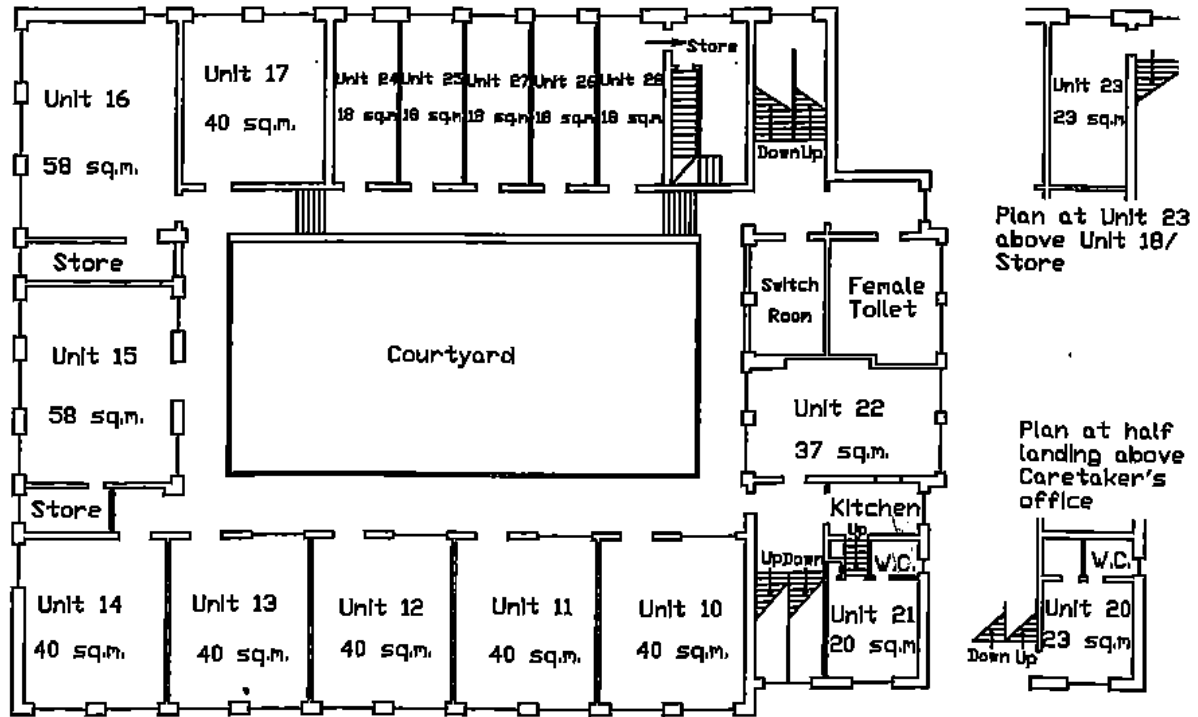
### **IMPORTANT NOTICE**

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contact.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.

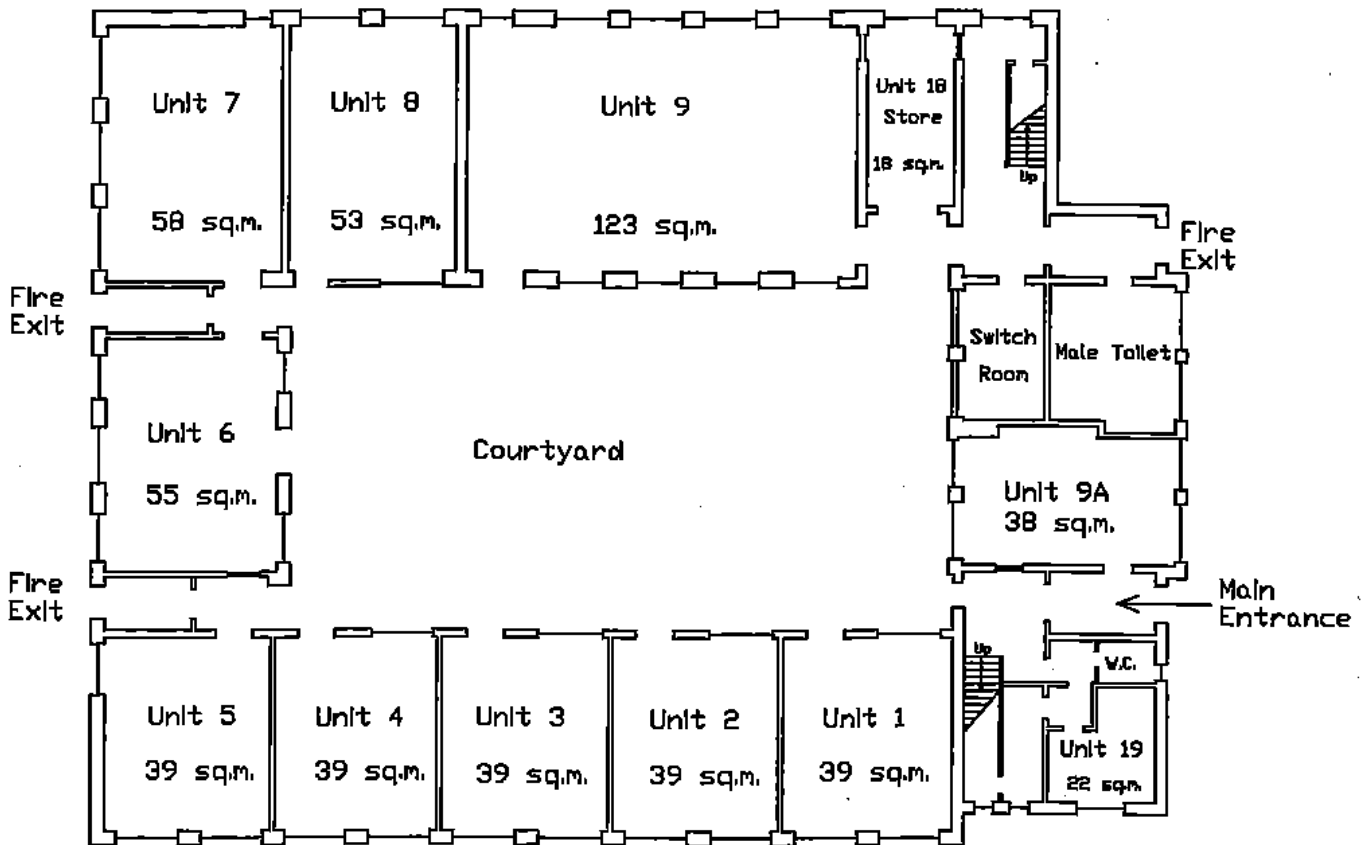


Clyde Street Business Centre,  
Clyde Street,  
Clydebank.

Floor Plan



First Floor



Ground Floor

# West Dunbartonshire Council

## Title : Clyde Street Business Centre, Clydebank

Map No CM/012  
Date 18/05/2012

Map Ref NS5069NW  
Scale 1:1500

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