

**Clyde Street Business Centre  
31 Clyde Street  
Clydebank  
G81 1PF**



## **CURRENT AVAILABILITY**

<b>Unit</b>	<b>Floor</b>	<b>Area (m2)</b>	<b>Area (sq ft)</b>	<b>Rent (per annum)</b>	<b>Rateable Value</b>	<b>EPC Rating</b>
5	Ground	39	420	£3,500	£2,050	N/A
11	First	40	431	£3,000	£2,050	N/A
12	First	40	431	£3,000	£2,050	N/A
17	First	40	431	£3,000	£2,050	N/A
22	First	37	398	£2,500	£1,900	N/A
24	First	18	194	£1,500	£950	N/A
26	First	18	194	£1,500	£950	N/A

### IMPORTANT NOTICE:

1. Rents are quoted inclusive of Buildings Insurance and Service Charges;
2. Rents are quoted exclusive of Rates and Utility Charges;
3. Under existing legislation, premises with floor areas less than 50 m2 are not subject to Energy Performance Certification requirements;
4. 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 Contract;
5. 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;
6. 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;
7. 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.

### **FURTHER INFORMATION:**

Craig Maxwell, MRICS  
Estates Section, Council Offices  
West Dunbartonshire Council  
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)