

SUITES  
QUALIFYING  
FOR 100%  
RATES RELIEF

SUITES  
FROM  
£7.50  
PSF



**SPECTRUM  
HOUSE**  
CLYDEBANK  
BUSINESS PARK  
G81 2DR

**TO LET**

OFFICE FLOORS FROM 3,000 TO 30,000 SQ FT  
PHONE NOW FOR HIGHLY FLEXIBLE AND  
COMPETITIVE TERMS



Clydebank Business Park is located 8 miles west of Glasgow City Centre and is a well-established business park just off Kilbowie Road and directly opposite Clyde Shopping Centre.

Trunk road access is via the A82 or A814. The A82 also provides excellent access to both the M8 motorway and Glasgow Airport via Erskine Bridge.

The business park has excellent transport connections. Singer Railway Station is a short walk away and only 22 minutes from both Glasgow Central and Queen Street stations. There are extensive bus routes along Kilbowie Road and serving the Clyde Retail Shopping Centre opposite.

Surrounding major occupiers include the Clydesdale Bank, Radio Clyde, Booker, Scottish National Heritage and Clyde Shopping Centre.

**DESCRIPTION**

Spectrum House comprises office space over three floors, each of two wings of 3,300 and 4,300 sq ft. Access is gained via a commissionaire manned entrance hall with two 8 person passenger lifts.

**SITE**

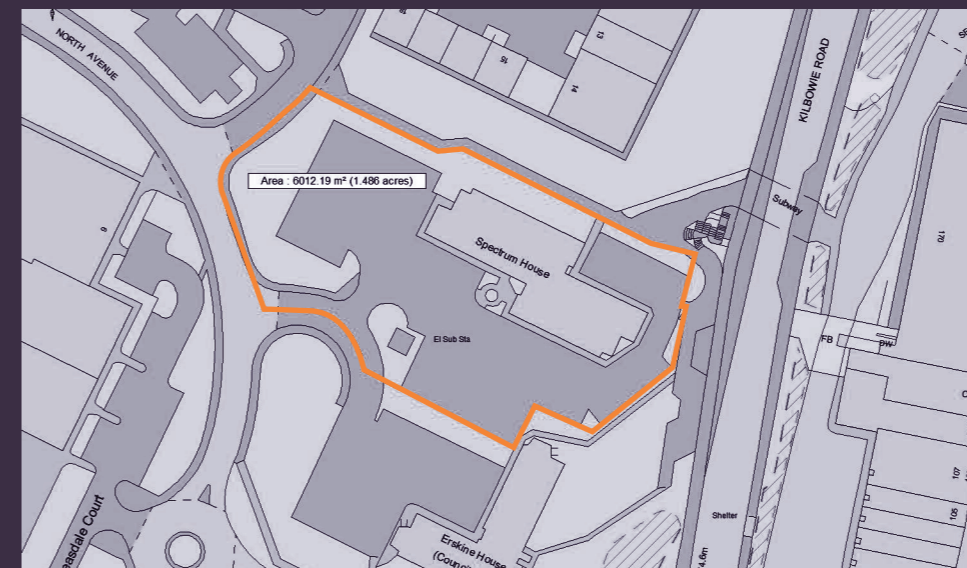
Spectrum House sits on a site of approximately 1.5 acres (0.607 hectares). The cleared site would be capable of a variety of development options including Retail Warehousing, Budget Hotel or Residential.

Surrounding retail warehouse occupiers in addition to Clyde Shopping Centre include Halfords, TK Maxx, Matalan, Home Bargains, Go Outdoors, Dunelm Mill, Lidl, Aldi, Barnardo's and Poundstrecher.

Leisure operators include Gala Bingo, McDonald's and KFC.



**SITE PLAN**



**ACCOMMODATION**

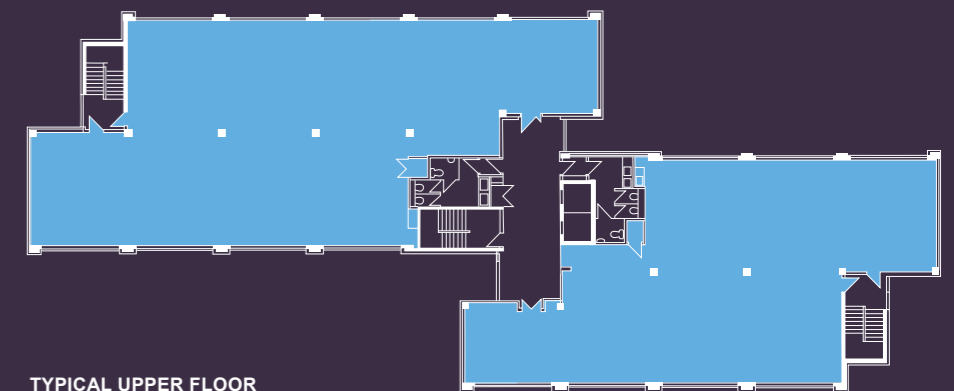
FLOOR	SQ M	SQ FT
Ground East Wing	279.27	3,006
Ground West Wing	382.48	4,117
First East Wing	311.60	3,354
First West Wing	403.67	4,345
Second East Wing	311.60	3,354
Second West Wing	403.67	4,345
Third East Wing	311.60	3,354
Third West Wing	408.21	4,394
<b>TOTAL</b>	<b>2,812.08</b>	<b>30,269</b>

**SPECIFICATION**

The building can be refurbished to a high standard to include:

- Full raised access floor
- Carpet tiles
- Suspended ceilings incorporating CAT2 lighting
- Two 8 person passenger lifts
- Male and female toilets on each level
- Gas central heating
- Double glazed windows
- Disabled facilities

Dedicated car parking areas with 93 spaces.



TYPICAL UPPER FLOOR





**LEASE TERMS**

Full Repairing and Insuring leases are offered on fully flexible terms.

**RENTAL**

Quotation with terms upon application.

**RATEABLE VALUE**

Following refurbishment and re-occupation all floors will require to be re-assessed.

**EPC**

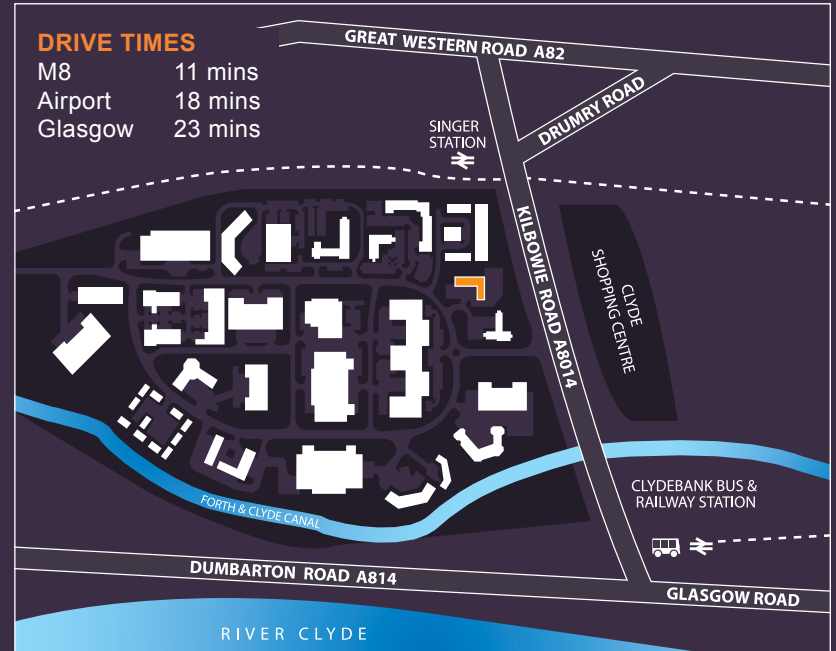
Copies of the EPC's will be provided upon application.

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VAT**

Rent and purchase price quotations are exclusive of VAT.



**DRIVE TIMES**

M8	11 mins
Airport	18 mins
Glasgow	23 mins

**VIEWING**

**LapsleyMcManus**  
Property Consultants  
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