

BEARDMORE BUSINESS CENTRE

BEARDMORE STREET, CLYDEBANK G81 4HA

TO LET
1,040 sq ft (96.61 sq m)



0141 226 1000

colliers.com/uk/industrial

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LOCATION

Beardmore Business Centre is located on the south side of Beardmore Street, lying close to its junction with Dumbarton Road and within close proximity to the Healthcare International Hospital (HCI), the 4 Star Beardmore Hotel and Clydebank Industrial Estate. The Forth & Clyde Canal is adjacent to the property.

DESCRIPTION

The property comprises a single storey property with the added advantage of a self-contained large car parking area. Internally, the 'H' shaped premises provide a mixture of sub-divided fully refurbished office units. A communal meeting room is available together with toilets/kitchen accommodation.

The property incorporates the following specification:-

- Fully redecorated
- Carpeting to office areas
- Electric heating
- New LED lighting
- Toilet/kitchen accommodation
- Excellent private car parking
- Security system to entrance gates

ACCOMMODATION & LEASE TERMS

Unit 4 1,040 sq ft (96.61 sq m)

The units are available on a full repairing and insuring basis, with lease terms to be negotiated

RENTAL

On application.

BUSINESS RATES

The Rateable Value for Unit 4 is £4,300.

ENERGY PERFORMANCE RATING

The building has an EPC rating of G.

VAT

Unless otherwise stated, the rent is quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.



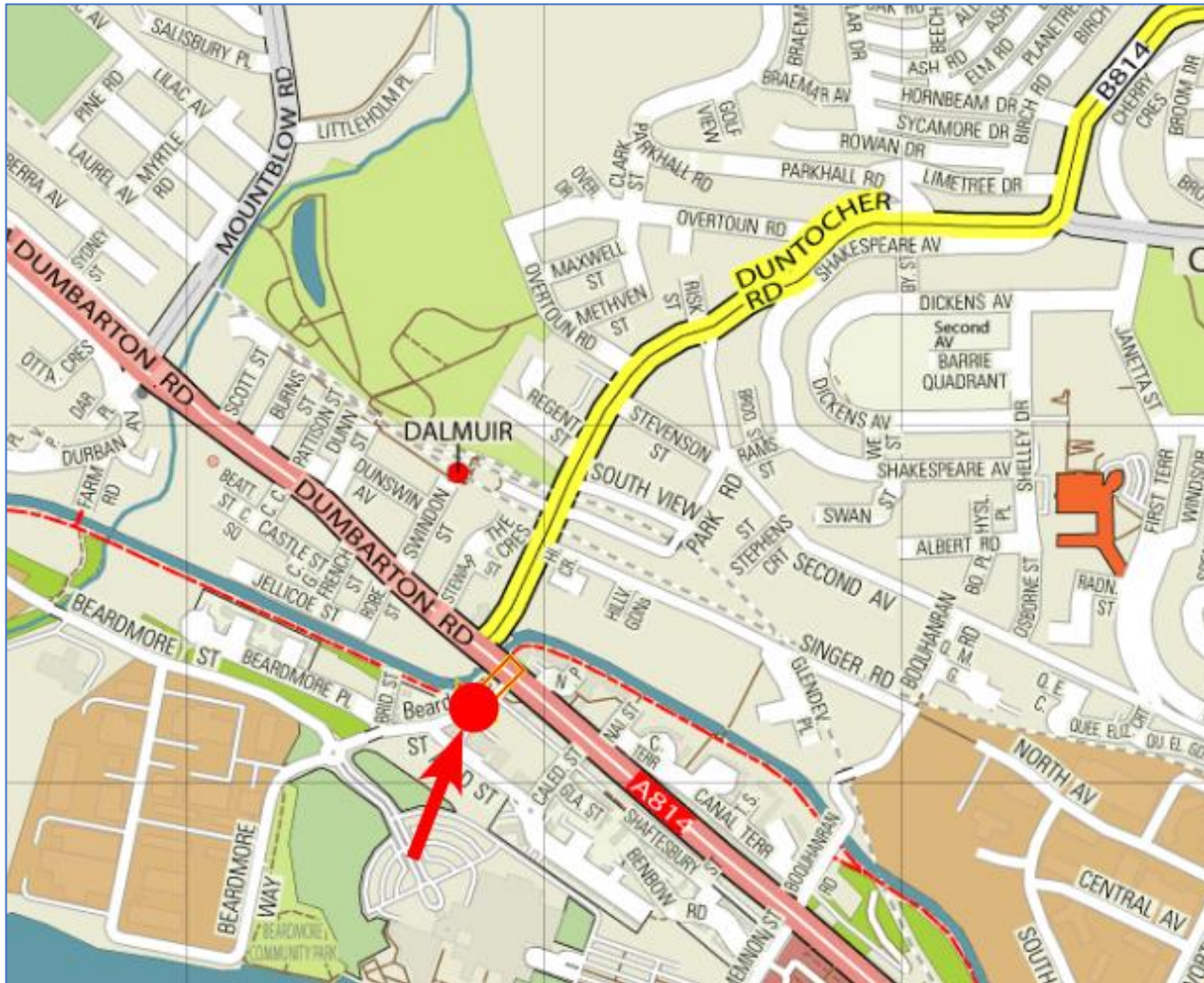
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FURTHER INFORMATION/ VIEWING

For further information or to arrange a viewing, please contact:

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