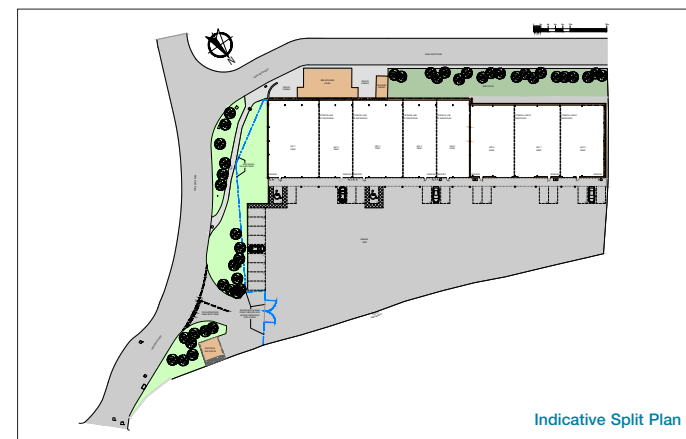
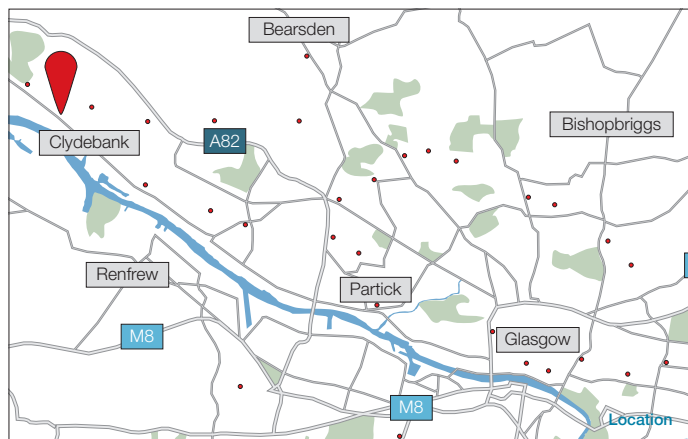




CABLE DEPOT ROAD TRADING ESTATE, CABLE DEPOT ROAD, CLYDEBANK, G81 1UF

To Let – fully refurbished trade-counter / industrial units from 2,020 – 19,980 sq ft

CABLE DEPOT ROAD TRADING ESTATE, CABLE DEPOT ROAD, CLYDEBANK, G81 1UF



Location

Cable Depot Road Trading Estate is located just off the A814 Dumbarton Road approximately 0.5 miles west of Clydebank town centre and approximately eight miles west of Glasgow City Centre.

The estate benefits from convenient access to the M8 motorway as well as the Clyde Tunnel and Erskine Bridge. Excellent access to public transport links are also provided with numerous bus services operating on Dumbarton Road whilst Clydebank Railway Station is ten minute walk away east where regular train services to Glasgow Central station are provided.

Description

Cable Depot Road Trading Estate comprises a terrace of newly formed trade-counter/industrial units of steel portal frame construction with pitched roofs overlaid with new profile sheeting and light panels. Externally the units have been fully over-clad with insulated panels allowing for an attractive modern appearance.

Specification

The units are finished to an excellent standard benefitting from;

- over clad roofs
- 3 x phase electricity
- Gas supply
- Painted concrete floors
- New electrically operated vehicle access
- New personnel doors
- WC facilities
- Parking
- Communal yard space

Accommodation

The units are made available from 2,020 sq ft with a clear internal eaves height of 5.2metres. Please note there is also scope to provide secure yard space from 0.46 – 1.17 acres should an occupier require.

Terms

Available on FRI terms with quoting rents available upon request.

Rateable Value

Please refer to the Scottish Assessors Website.

VAT

The rent is subject to VAT

EPC Ratings

Available upon request

Viewing

Strictly by appointment through the sole agents, Gerald Eve LLP

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