



**TO LET - 2,716 TO 5,493 SQ. FT.**



## MODERN TRADE / INDUSTRIAL UNITS

**Broadmeadow Trade Park**  
Birch Road  
Broadmeadow Industrial Estate  
Dumbarton, G82 2RE

- Modern, refurbished units
- Easy access to A82 & Dumbarton town centre
- Existing tenants include: Screwfix, Graham, City Electrical Factors, Howdens & Dingbro
- Suitable for various uses





Broadmeadow Trade Park  
Birch Road  
Broadmeadow Industrial Estate  
Dumbarton, G82 2RE

[www.rosslynproperty.com](http://www.rosslynproperty.com)  
0141 442 0021



#### LOCATION

Broadmeadow Trading Estate, located within Broadmeadow Industrial Estate, is Dumbarton's premier industrial location, located north of the town centre, just minutes from the A82, giving access to the M8 motorway via the Erskine Bridge. Dumbarton is approximately 15 miles to the west of Glasgow, on the north bank of the River Clyde. Dumbarton Central Train Station is approximately 10 minutes' walk away. The estate serves the wider Loch Lomond-side catchment.

#### DESCRIPTION

The development comprises modern, high quality industrial accommodation, which provides flexible space suitable for a wide variety of uses including trade counter, storage and manufacturing.

The vacant units include toilet accommodation and warehouse lighting. Depending on availability, unit sizes within the estate range from 2,198 to 8,641 sq. ft. (204.2 to 802.8 sq. m.).

#### ACCOMMODATION

A schedule of availability detailing the annual rent etc. accompanies this brochure.

#### AVAILABILITY

The units are available to lease on full repairing and insuring terms for a period to be agreed, subject to a minimum of 5 years.

#### ENERGY PERFORMANCE CERTIFICATES

Available upon request.

#### LOCAL AUTHORITY RATES

Payment of rates is a tenant's responsibility, however, as a result of the Small Business Scheme, some of the units may benefit from property rates relief and additional details are included on the attached schedule. Interested parties should make their own enquiries with the Local Assessor and further information is available at [www.saa.gov.uk](http://www.saa.gov.uk) (or tel. 0141 562 1200).

Water and sewerage rates are excluded from the scheme and will be payable by the tenant.

#### LEGAL COSTS

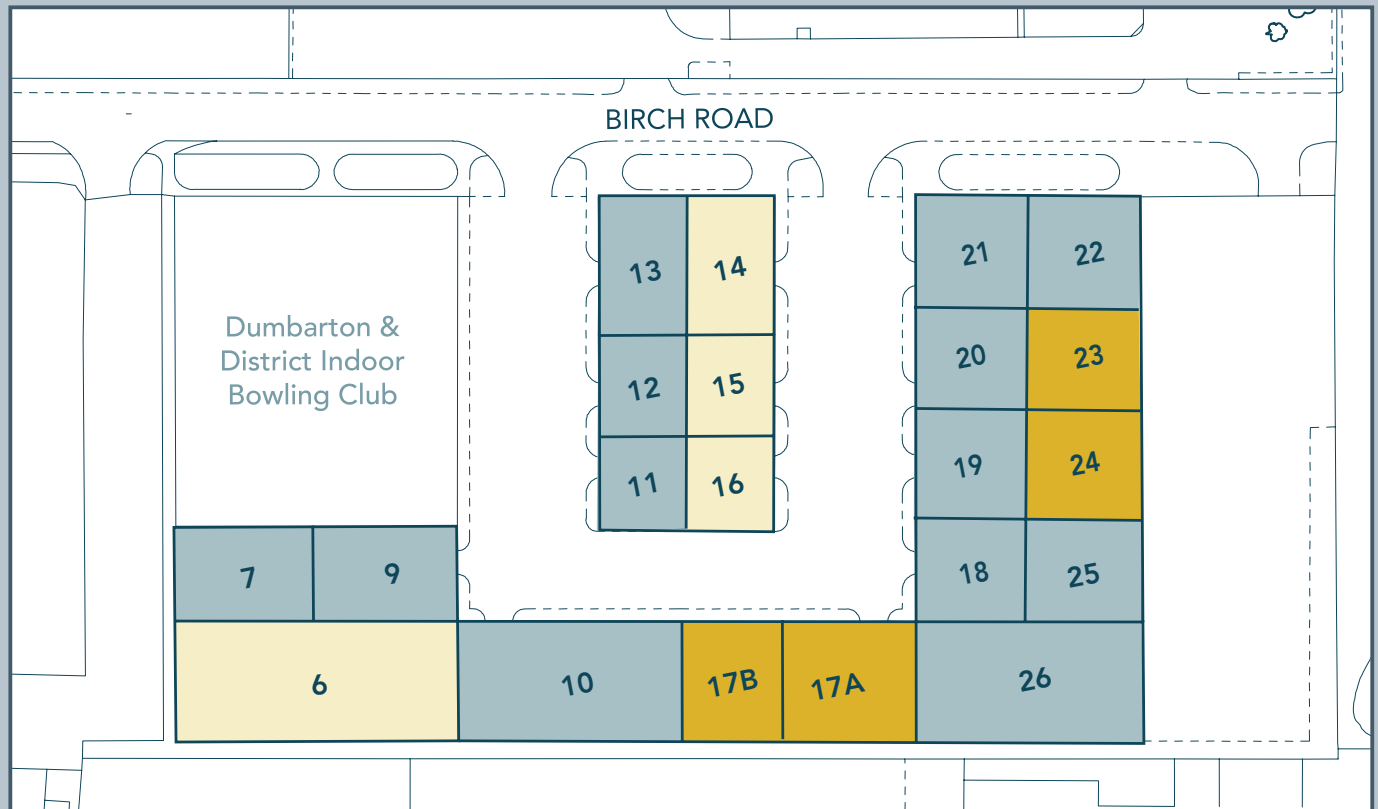
Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the ingoing tenant will be responsible for Registration Fees.

#### DATE OF ENTRY

Upon conclusion of legal missives.

#### VAT

All rent and outgoings are subject to VAT.



#### Trade Counter Operators

7	Screwfix
9	Screwfix
10	Jewson t/a Graham Plumbing
11	Paint Traders Ltd
12	City Plumbing Supplies
13	Wolseley
18	Wrighton Trade Kitchens
19	Howdens Joinery
20	Howdens Joinery
21	Howdens Joinery
22	City Electrical Factors

25 Dingbro

26 Dingbro

#### Other Occupiers

6	Commercial Door Systems
14	Clyde Process Valves
15	Royal Bank Of Scotland
16	Virgin Media
17A	<b>Vacant</b> (4,456 sq ft)
17B	<b>Vacant</b> (2,718 sq ft)
23	<b>Vacant</b> (2,777 sq ft)
24	<b>Vacant</b> (2,716 sq ft)



Broadmeadow Trade Park  
Birch Road  
Broadmeadow Industrial Estate  
Dumbarton, G82 2RE

www.rosslynproperty.com  
0141 442 0021



#### VIEWING

For viewings or further information, please contact:

**Stephen St. Clair MRICS**  
Rosslyn Property Ltd.  
Suite 14, Jacobean House,  
1A Glebe Street,  
East Kilbride, G74 4LY

stephen.stclair@rosslynproperty.com  
Tel: 07795 426771

Or Joint Agent

**Grant Scrimgeour**  
Denwolf AM  
146 West Regent Street  
Glasgow, G2 2RQ

grant@denwolf-am.co.uk  
Tel: 07771 956991



#### IMPORTANT NOTICE

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rosslyn Property Ltd. in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rosslyn Property Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

**2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

**3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**4. VAT:** The VAT position relating to the property may change without notice.

**Publication Date:** NOVEMBER 2019