



Bleasdale Court

**Clydebank**  
BUSINESS PARK

**TO LET**

**BLEASDALE COURT (BLOCK 12), 2 SOUTH AVENUE, G81 2LE**

REFURBISHED, MODERN INDUSTRIAL UNITS

[www.clydebankbusinesspark.co.uk](http://www.clydebankbusinesspark.co.uk)

## LOCATION

Clydebank Business Park is a well-established commercial location with its access from Kilbowie Road (A8014), a short drive north from Glasgow / Dumbarton Road (A814) and south from Great Western Road (A82). Singer Railway Station is adjacent and enhances the Park's strong transport links.

Bleasdale Court sits facing directly onto the main entrance of the Park and is reached by taking the second exit on the first roundabout.

## DESCRIPTION

Bleasdale Court provides nine, modern, steel portal framed industrial units of various sizes formed in a terrace with car parking to the front and separate loading yards to the rear. Subject to availability, individual units range in size from 781 to 1725 sq m (8,411 to 18,568 sq ft).

The landlord has completed a programme of refurbishment and each unit benefits from a roller shutter door, warehouse lighting, WC facilities, and a minimum eaves height of approximately 4.2 m (13 ft). The units also include office accommodation of varying sizes and layouts.

Existing occupiers in Bleasdale Court include Swagelining Ltd and Imtech Marine & Offshore Ltd.

## ACCOMMODATION

A schedule of availability, including sizes, annual rents, property rates etc. accompanies this brochure.

## AVAILABILITY

The units are available to lease on full repairing and insuring lease terms for periods to be agreed with the rent payable quarterly in advance.

## EPC

Available upon request.

## LOCAL AUTHORITY RATES

Details of the properties' Rateable Values are included on the availability schedule and payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility.

## 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 any Land & Buildings Transaction Tax and Registration Dues.

## VAT

All rent and outgoings are subject to VAT.



## VIEWING

For viewings or further information, please contact:

**Andrew Armstrong**  
0141 567 6628  
andrew.armstrong@eu.jll.com



**Stephen St.Clair**  
0141 442 0021  
stephen.stclair@rosslynproperty.com



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These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations. June 2016