

TO LET - INDUSTRIAL

BAIRD COURT

CLYDEBANK BUSINESS PARK, CLYDEBANK, G81 2QP



KEY HIGHLIGHTS

- 1,919 sq ft
- Refurbished to a high standard
- 3 phase power
- Light industrial / workshop units
- Roller shutter door access
- Generous communal yard and on site parking

SUMMARY

Available Size	1,919 sq ft
Rent	£14,500 per annum
Rates Payable	£1.09 per sq ft Some occupiers may be eligible for 100% rates relief through the small business bonus scheme.
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Baird Court provides high quality industrial premises units of steel portal frame with roller shutter access.

Internally the units provide open-plan accommodation with toilet block and roller shutter access opening out onto generous communal yard / parking.

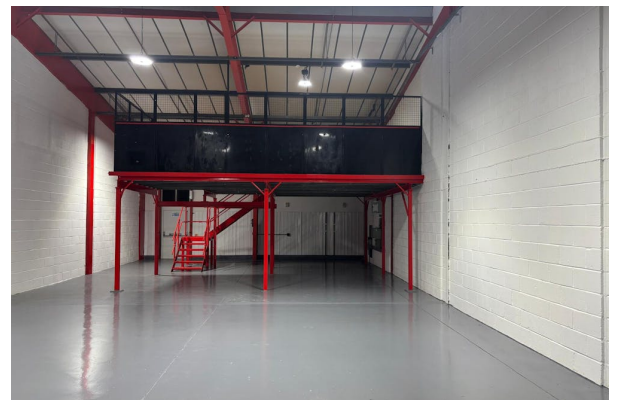
LOCATION

Clydebank Business Park is a well maintained commercial estate 8 miles west of Glasgow city centre. The property is also a 15 minute drive from Glasgow Airport. The subject is well connected by the A82 to the north linking with the Erskine Bridge (M898) and M8, with the A814 Dumbarton Road connecting to the Clydeside Expressway.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 6	2,783	258.55	£20,175 /annum	Under Offer
Unit - 7	1,919	178.28	£14,500 /annum	Available
Total	4,702	436.83		



VIEWING & FURTHER INFORMATION

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