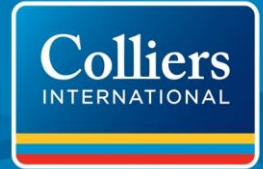


TO LET

MODERN INDUSTRIAL UNITS WITH OFFICES AND SECURE YARDS



Telford Court, Clydebank Business Park, Clydebank G81 2NR

- 2,036 to 6,043 sq ft
- 4.5m eaves height
- Secure dedicated yards
- Parking
- Conveniently located only 6.5 miles from Glasgow City Centre

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Telford Court, Clydebank Business Park, Clydebank G81 2NR

LOCATION

Clydebank is located 6.5 miles north west of Glasgow City Centre on the north bank of the River Clyde. It has a resident population of 93,000 people, with a further 509,458 living within a 20 minute drive of the town. Major employers within the area include Booker PLC, Morrison Bowmore Distillers, Edrington Group, RHI Refractories UK Ltd and Label Graphics Ltd.

DESCRIPTION

Telford Court comprises three terraces of modern industrial units built in the mid 1980's to the following specification:

- Courtyard design and mature landscaped environment
- Steel portal frame construction
- Brick and profiled metal clad elevations
- Concrete floor slabs
- Pitched clad roof with translucent panels providing natural daylight
- Ancillary offices and WCs
- Public access and car parking is provided to the front
- Good access to the rear with each unit benefiting from a dedicated yard area together with additional parking on the private estate road to the rear
- Loading door to the rear
- Minimum eaves height of 4.5m, rising to 5.4m



The subjects are available on Full Repairing and Insuring leases for a term to be agreed. Entry will be on conclusion of legal missives.

AVAILABILITY

Unit	Size (sq ft)	Rent	Rateable Value
11*	4,007	£23,000	£22,500
12*	2,036	£12,000	£10,100
15	2,055 + 618 sq ft Mezzanine	£12,600	£11,100

** capable of being combined to create a single unit of 6,043 sq ft*

SMALL BUSINESS BONUS SCHEME

RATES RELIEF – The Small Business Bonus Scheme seeks to progressively reduce the rates burden for businesses with properties of which the combined rateable value is £35,000 or less.

Percentage relief available subject to eligibility:

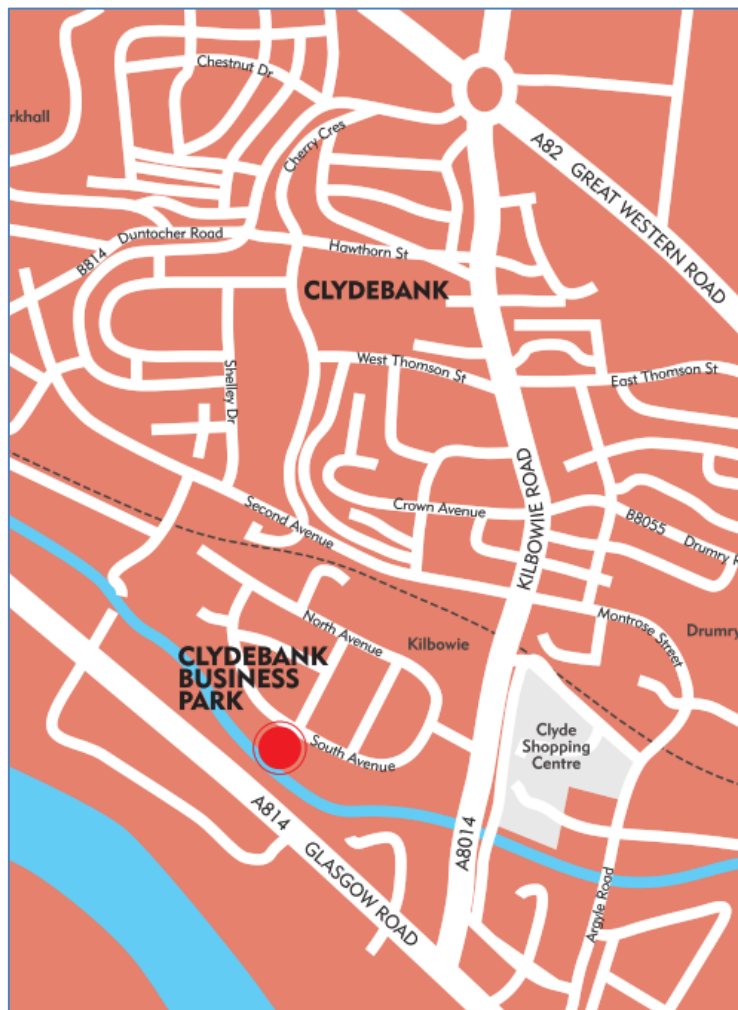
Combined rateable value of all business properties in Scotland

Up to £15,000	100%
£15,001 - £18,000	25%
£18,001 - £35,000	25%

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Misrepresentation Act

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