



PROPERTY CONSULTANTS

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## OFFICE INVESTMENT FREEHOLD FOR SALE OFFERS IN EXCESS OF £600,000



### CLYDEBANK BUSINESS PARK CLYDEBANK 4,500 SQ FT

**Location:**

Clydebank Business Park is located approximately 8 miles west of Glasgow City Centre on the north side of the River Clyde with a residential population of 47,000 people. The Park's proven business and industrial location has attracted both indigenous and inward investment companies including Vodafone, Radio Clyde Plc, Stena Group, Clydesdale Bank Plc, Scottish Ambulance Service & Response Handling, amongst others.

Clydebank enjoys excellent road and rail links to Glasgow City Centre and Central Scotland beyond and is also only 5 miles from Glasgow International Airport via either the Erskine Toll Bridge or Clyde Tunnel.

**Description:**

Comprising of Freehold office building arranged as two separate office suites of 2,250 sq ft each and let on two separate Leases.

**Leases:**

**Suite 2**

Let to Inbiz Limited for a term of 3 years commencing 6<sup>th</sup> September 2006 at a rental of £25,875 per annum (£11.50 psf)

\*Tenants failed to serve notice correctly and have moved out of the premises, however, under Scottish Law they are paying rent until September 2010.

Suite 6

Let to Royal London Group (not in occupation) for a term of 15 years expiring in March 2015 at £25,875 per annum (£11.50 psf)\*

\*Please note the next rent review in respect of Royal London Group is in February 2010 and evidence on this estate shows rentals currently at around £13.50 psf.

**Price:** Offers invited in excess of £600,000 for the freehold interest with the benefit of the existing leases.

**Service charge:** Approximately £2.60 per sq ft, exclusive of VAT.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Agents Claridges Commercial – 0845 205 0007**