

TO LET - INDUSTRIAL / TRADE COUNTER

CABLE DEPOT ROAD TRADING ESTATE

CABLE DEPOT ROAD, CLYDEBANK, G81 1UF



KEY HIGHLIGHTS

- 2,100 sq ft
- Fully refurbished to a very high standard
- Generous communal yard / parking
- Neighbouring occupiers include HPD Plumbing & Heating Supplies, Pennycook Patent Glazing and RelyOn Renewables Centre
- Available for immediate occupation
- 3 x phase power
- New FRI lease available - £16,800 pa + VAT

SUMMARY

Available Size	2,100 sq ft
Rent	£16,800 per annum
Rateable Value	£12,100 Rates payable £145.50
Service Charge	£0.90 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Cable Depot Road Trading Estate comprises a terrace of modern industrial units / trade-counter units of steel portal frame construction with pitched roofs overlaid with insulated panel roofs incorporating light panels. Externally the elevations are fully clad with insulated panels allowing for an attractive modern appearance.

LOCATION

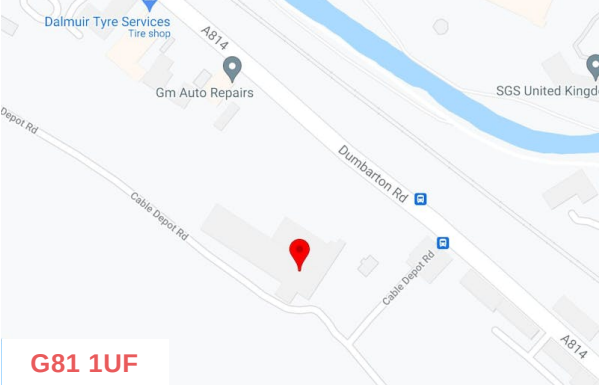
Cable Depot Road Trading Estate is located just off the A814 Dumbarton Road approximately 0.5 miles west of Clydebank town centre and approximately eight miles west of Glasgow City Centre. The estate benefits from convenient access to the M8 motorway as well as the new Renfrew Bridge, Clyde Tunnel and Erskine Bridge. Convenient access to public transport links are also provided with numerous bus services operating on Dumbarton Road whilst Clydebank Railway Station is ten minute walk away east where regular trains services to Glasgow Central station are provided.

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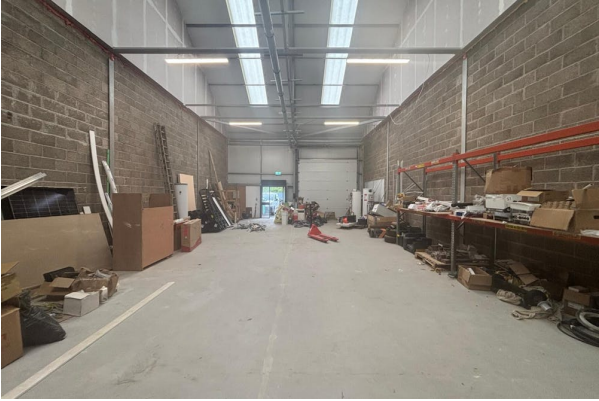
ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1B	2,055	190.92	Available
Total	2,055	190.92	



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VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk