

**LAST
REMAINING
SUITE**

**NEIL
MUNRO**

TO LET

BEARDMORE BUSINESS CENTRE

**BEARDMORE STREET
CLYDEBANK**



LOCATION

Beardmore Business Centre is located on the south side of Beardmore Street, Clydebank, lying close to its junction with Dumbarton Road and within close proximity to the Healthcare International Hospital (HCI), the 4-Star Beardmore Hotel and Clydebank Industrial Estate. The Forth & Clyde Canal is adjacent to the property.

DESCRIPTION

The property comprises a single storey property set within a self contained large car parking area. Internally, the 'H' shaped premises provide a mixture of sub-divided office suites together with communal meeting room and toilets/kitchen accommodation.

The property incorporates the following specification:-

- Category 2 power/light fittings
- Electric heating
- Fully redecorated
- Carpeting to office areas
- Toilets/kitchen accommodation
- Excellent private car parking
- Security system to entrance gates

ACCOMMODATION, RENTAL & LEASE TERMS

Suite No. 4a comprising 870 sq. ft. is available to lease on full repairing and insuring terms at a rental of £8,700 per annum.

LOCAL AUTHORITY RATES

The tenant will be responsible for payment of local authority rates and we estimate rates payable to be in the region of £3.00 psf approx.

VAT

Unless otherwise stated the rent is quoted exclusive of VAT.

VIEWING/FURTHER INFORMATION:

By contacting the letting agent:-

Neil Munro Property
21 West Nile Street
GLASGOW
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BLOCK PLAN



LOCATION PLAN

