

High Quality Modern Office Accommodation

Carus House, Clydebank



To Let



Second Floor Suite Carus House

201 Dumbarton Road
Clydebank G81 4XJ

- Second Floor Suite | 1,980 sq ft
- Excellent Transport Communications
- Car Parking spaces
- Full height glazing to entrance

Colin McManus
Associate Director | Industrial & Logistics
0141 226 1035
07795 613 227
Colin.McManus@colliers.com
[Colliers.com/uk/industrial](https://colliers.com/uk/industrial)

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Location

Clydebank is located 8 miles west of Glasgow City Centre in the West Dunbartonshire local authority area. The town has a population of 25,000 and benefits from local amenities including the 800,000 sq ft Clydebank Shopping Centre, West College Scotland Clydebank Campus, The Golden Jubilee Hospital and Beardmore Hotel.

The area benefits from three train stations (Clydebank, Singer and Dalmuir), easy access to the A82 trunk road and M8 via the Erskine Bridge and is 9 miles from Glasgow International Airport. Connections to the south bank of the River Clyde will be further improved when the £80m Yoker Bridge opens.

Accommodation

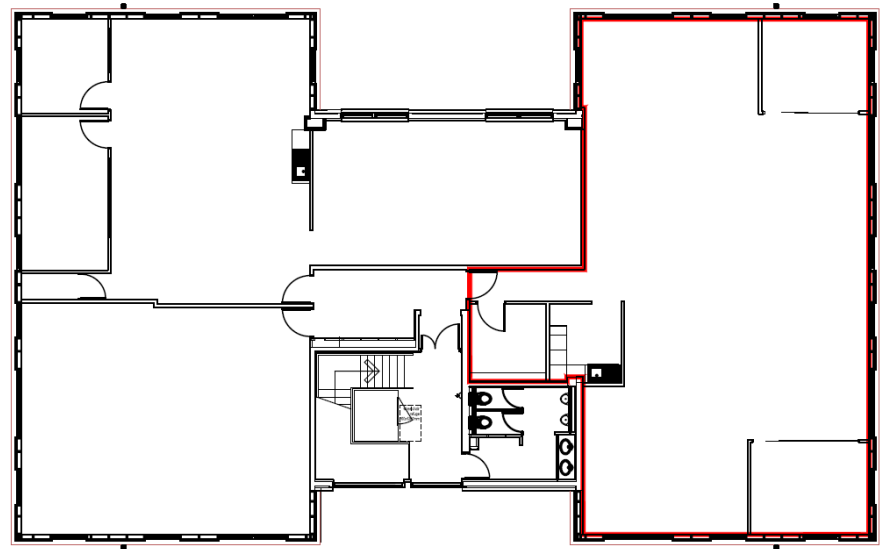
The suite is located on the second floor of the property and extends to a Net Internal Area of 1,980 sq ft (184 sq m).

5 Allocated parking spaces will be included with the suite.

Description

- Low cost underfloor heating
- LED lighting with energy efficient movement sensors
- Powder coated aluminium double-glazed windows with Low E glass
- Full height glazed entrance
- Fully DDA compliant
- Lift access to each floor
- Column free space
- Three compartment trunking on walls with additional underfloor trunking
- Toilet facilities on each floor
- Attractive external landscaped features with decorative lighting
- Generous allocation of car parking with additional overflow parking

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Rateable Value | The property has a Rateable Value of £22,000. Rates payable will be £10,956, although please make your own enquiries to the local authority to confirm.

Terms | The property is available to let on Full Repairing and Insuring terms.

VAT | All rentals, prices, premiums etc are quoted exclusive of VAT. No VAT will be payable.

Service Charge | The service charge for the suite is budgeted at £7,880 per annum (£3.98 per sq ft).



Viewing / Further Information

For further information or to arrange a viewing please contact:



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