

High Quality Modern Office Accommodation

Carus House, Clydebank



To Let



Second Floor Suite **Carus House**

201 Dumbarton Road
Clydebank G81 4XJ

- Second Floor Suites 1,421 sq ft – 3,401 sq ft
- Laboratory fit out in part available
- Excellent Transport Communications
- Car Parking spaces
- Full height glazing to entrance

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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 are further improved with the opening of the £80m Yoker Bridge.

Accommodation

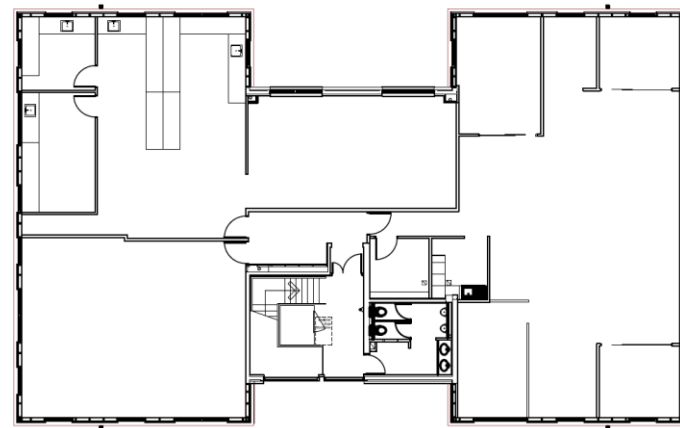
The suites are located on the second floor of the property and extend to Net Internal Areas of 1,421 sq ft (132 sq m) and 1,980 sq ft (184 sq m).

4 Allocated spaces and 5 allocated parking spaces respectively will be included with the suites.

Description

- Laboratory fit out in part of the 1,421 sq ft suite
- 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 suites have Rateable Values of £22,000 and £15,700. Rates payable will be £10,956 and £7,819, 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 is budgeted at £7,880 per annum and £5,656 per annum (£3.98 per sq ft).



Viewing / Further Information

For further information or to arrange a viewing please contact:



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