

High Quality Modern Office Accommodation

Carus House, Clydebank



To Let



Second Floor Suite **Carus House**

201 Dumbarton Road
Clydebank G81 4XJ

- Second Floor Suites 820 sq ft
- Excellent Transport Links
- 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 Renfrew Bridge.

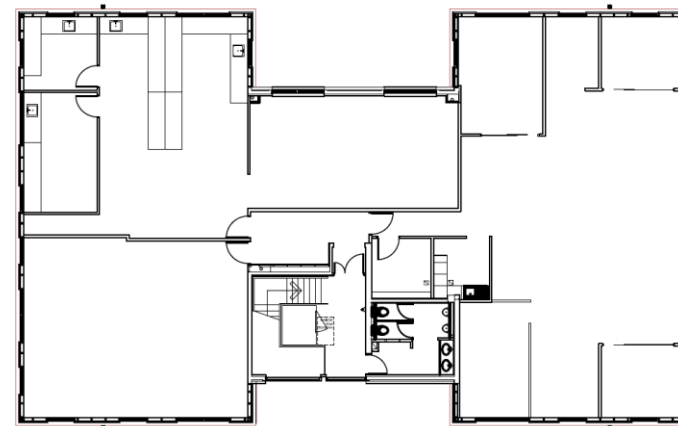
Accommodation

The suites are located on the second floor of the property and extend to Net Internal Area of 820 sq ft. 2 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 suite has a Rateable Values of £5,700. There will be £0 per year payable under the Small Business Bonus Scheme (£2,741 per year for non-qualifying companies).

Terms | The property is available to let on Full Repairing and Insuring terms at £9,000 per year.

VAT | All rentals, prices, premiums etc are quoted exclusive of VAT.

Service Charge | The service charge is budgeted at £3,334 per year.



Viewing / Further Information

For further information or to arrange a viewing please contact:



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