

Mileway

7 South Avenue, Clydebank Business Park, Clydebank, G81 2LG

To Let - Industrial unit(s) with secure yard 21,091 - 42,182 sq ft
Available Spring 2022

Block 14 Units 1 & 2

Logistics real estate urbanised

mileway.com



Available to Let
Industrial unit(s) with secure yard
21,091 - 42,182 sq ft

Block 14, Units 1 & 2 is a standalone industrial / warehouse facility with a large, secure yard and parking area of approximately 0.7 acres with road access from both sides of the building. A full refurbishment will be completed and the property is available as either a single 42,182 sq ft unit or as two units of

21,091 sq ft each with secure yards and private access from South Avenue. Once refurbished the property will benefit from four electric roller shutter doors, office accommodation, LED lighting clear eaves height of 16ft and 3 phase electricity and gas supply.



Amble, private parking



3 phase power and gas supply



Secure yard



New LED lighting (post refurbishment)



Singer Railway Station less than 1/2 mile



Standalone building

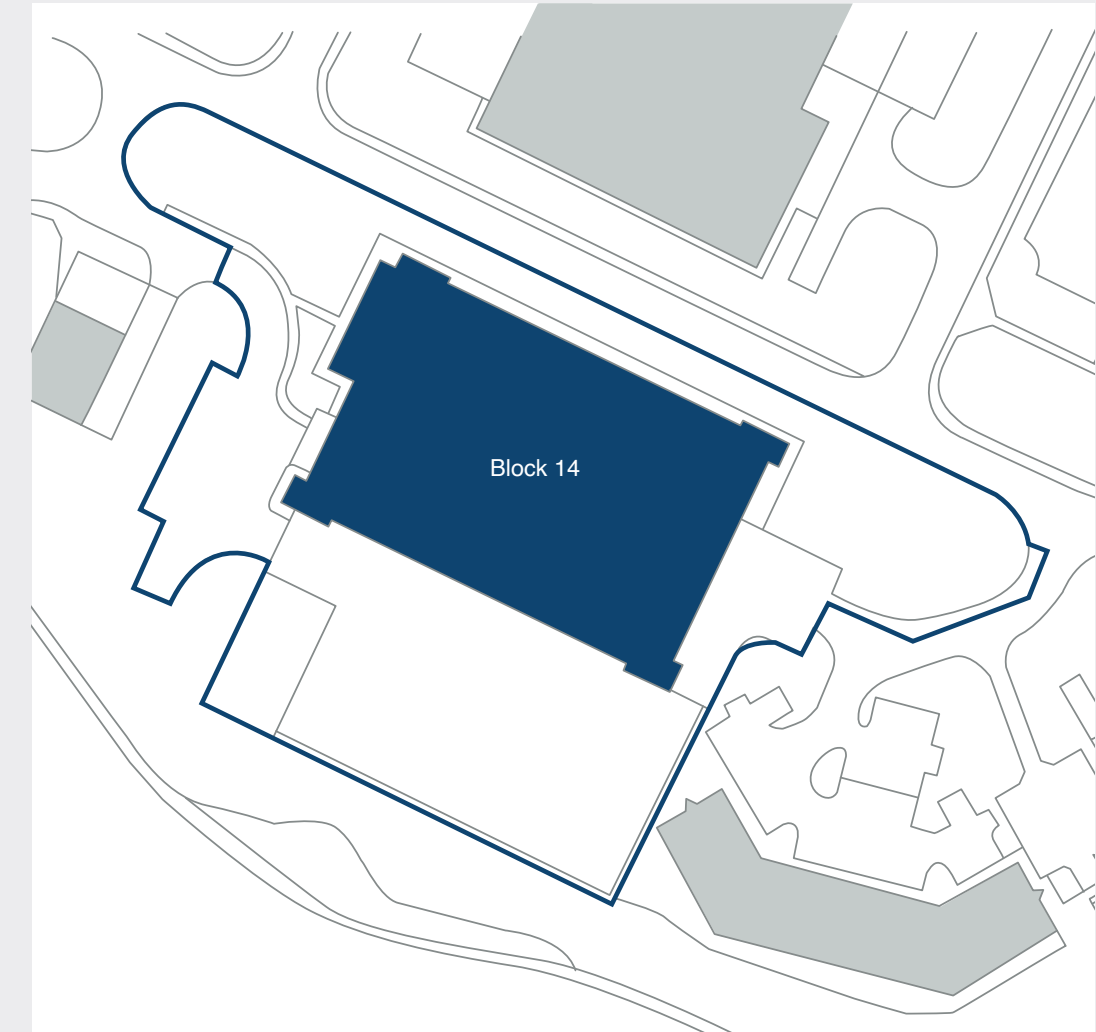


Location

Clydebank Business Park is a well-established, modern commercial environment and is home to a wide range of industrial and office occupiers, all benefiting from the location's strong transport links. Lying approximately 8 miles west of Glasgow city centre, and 15 minutes drive from Glasgow International Airport, the Park also benefits from an on-site passenger railway station. Access to the Business Park is via Kilbowie Road (A814), with the park entrance a short drive north from Glasgow / Dumbarton Road (A814) and only 1 mile south of Great Western Road (A82) from Kilbowie Roundabout.

Accommodation

Unit	sq ft	sq m
Block 14 Unit 1	21,091 sq ft	1,959 sq m
Block 14 Unit 2	21,091 sq ft	1,959 sq m
Total	42,182 sq ft	3,919 sq m



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Terms

Available on new full repairing and insuring leases.
Energy Performance Certificates (EPC's) are available
upon request.

Viewing / Further Information



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Property owned by **Mileway**

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By Rail

Singer Railway Station. Regular services in and out of Glasgow Central. Average journey time 28 mins. Less than 0.5 miles from Block 14, Unit 1 / 2. 8 minutes walk.



By Bus

Bus stops at entrance to Clydebank Business Park and on Kilbowie Road.



By Car

15 minutes drive from Glasgow International Airport via the M8 motorway and either the Erskine Bridge (A898) or Clyde Tunnel (A739).



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