

Clydebank

Blair Court

North Avenue

Clydebank Business Park

Dunbartonshire

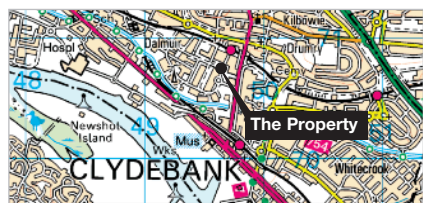
G81 2LA

- **Leasehold Office Investment**
- Substantial modern office park unit totalling 3,892 sq m (41,892 sq ft)
- 168 car parking spaces
- Well established office and industrial park
- Adjacent to Singer Mainline Station
- Total Current Gross Rents Reserved

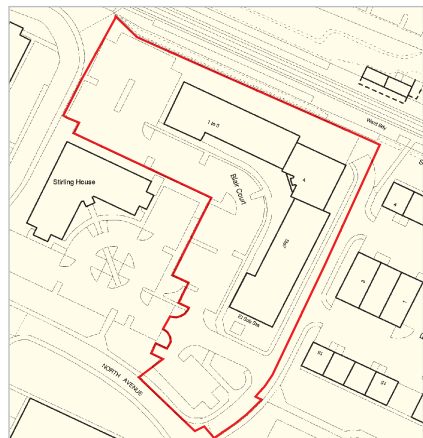
£121,925 pa (1)
Vacant Possession of
2,725.5 sq m
(29,339 sq ft)

On the Instructions of
The Sequestration of the Adam
& Company Second Property
Partnership

SIX WEEK COMPLETION
AVAILABLE



NB. The plan is for identification only. © Crown Copyright, ES 100004106



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Tenure

Leasehold. Held for a term of 175 years from 30th November 2005 (thus having some 166 years unexpired) at a rent of £3,000 per annum until 29th November 2030 reducing to £125 pa thereafter.

Location

Clydebank is located 8 miles north-west of Glasgow on the north bank of the River Clyde. The A82 provides access to Glasgow and Dumbarton to the north-west and via the M898 to the M8 (Junction 30) to the south. The property is situated within Clydebank Business Park, adjacent to Singer Rail Station which provides regular train services to Glasgow (22 mins). Occupiers close by include Booker Cash & Carry, Employer Direct, Radio Clyde and Clydebank Ambulance Service.

Description

The property is arranged on ground and two upper floors to provide a modern office building which is arranged as a number of individual suites. The offices benefit from raised access floors, perimeter trunking, suspended ceilings with recessed lighting, dedicated male and female WC's, lift and 168 car parking spaces.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 47 Band D (Copy available on website).

Viewings

By appointment only. Please email: viewings@allstop.co.uk quoting Lot 208 Clydebank.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1 & 2 Ground Floor	Pastdue Credit Solutions Ltd	Ground Floor	476.5 sq m	(5,129 sq ft)	5 years from 11.10.2012 FR & I by way of Service Charge	£36,000 p.a.	Reversion 2017
1 First Floor	Pastdue Credit Solutions Ltd	First Floor	221.5 sq m	(2,384 sq ft)	Term of years from 22.04.2014 to 10.10.2017 FR & I by way of Service Charge Rent Free until 22.01.2015 (1)	£16,755 p.a. (1) from 23.01.2015	Reversion 2017
1 Second Floor	Vacant	Second Floor	233.0 sq m	(2,508 sq ft)			
2 First Floor	Vacant	First Floor	279.0 sq m	(3,003 sq ft)			
3 Ground Floor	Vacant	Ground Floor	170.0 sq m	(1,830 sq ft)			
3 First Floor	Vacant	First Floor	181.0 sq m	(1,948 sq ft)			
4 Ground Floor (part)	Vacant	Part Ground Floor	194.0 sq m	(2,091 sq ft)			
4 Ground Floor (part)	Foster Care Co-operative (Scotland)	Part Ground Floor	108.0 sq m	(1,160 sq ft)	Term of years from 08.09.2010 Notice to break on 09.01.2015 has been exercised	£12,875 p.a.	Reversion 09.01.2015
4 First Floor	Vacant	First Floor	324.5 sq m	(3,493 sq ft)			
4 Second Floor	Vacant	Second Floor	335.5 sq m	(3,611 sq ft)			
5 Ground Floor	Vacant	Ground Floor	172.0 sq m	(1,851 sq ft)			
5 First Floor	Vacant	First Floor	181.0 sq m	(1,948 sq ft)			
6 Ground Floor	Vacant	Ground Floor	274.5 sq m	(2,955 sq ft)			
6 First Floor	Vacant	First Floor	287.5 sq m	(3,095 sq ft)			
7 Ground Floor	Scottish Ministers	Ground Floor	218.5 sq m	(2,352 sq ft)	13 years from 26.03.2004 (2) FR & I by way of Service Charge	£34,620 p.a.	Reversion 2017
7 First Floor (Part)	Vacant	Part First Floor	93.5 sq m	(1,006 sq ft)			
7 First Floor (Part)	Scottish Ministers	Part First Floor	142.0 sq m	(1,528 sq ft)	Term of years from 25.01.2007 to 25.03.2017 (2) FR & I by way of Service Charge	£21,675 p.a.	Reversion 2017
		Total	3,892.0 sq m	(41,892 sq ft)	Total £121,925 p.a. (1)		

(2) Tenant break option on 26th September 2015.

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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Gallacher Esq, Gateley. Tel: 0131 228 2400 e-mail: jgallacher@hbjgateley.com

