

7-8 North Avenue,
Clydebank,
G81 2NT

FOR SALE

TAKE A LOOK AROUND

☐ OFFICE SPACE

☐ INDUSTRIAL WAREHOUSE

THIS BOUNDARY IS FOR
INDICATIVE PURPOSES ONLY



- Prominent industrial warehouse & modern office space
- Area: 6,022 sqm (64,822 sqft)
- Site Size: 1.68 Hectares (4.16 Acres)
- Benefitting from an attractive blend between industrial warehousing & office accommodation
- Located within close proximity to Clydebank Town Centre and Singer Railway Station
- Available in whole or in part
- Suitable for a variety of uses (Subject to Planning)
- **Sale Price: Offers Invited**

Location

The subjects are set in Clydebank which lies within West Dunbartonshire, on the northern bank of the River Clyde, approximately 6.8 miles northwest of Glasgow City Centre and 4 miles north of Hillington.

Clydebank has a population of 56,000 and enjoys strong transport links with Great Western Road (A82) and Glasgow Road (A814) providing direct access to Glasgow City Centre. Clydebank is well served by public transport links with Clydebank Railway Station providing regular services to Glasgow Queen Street. Singer Railway Station is located within Clydebank Business Park, approximately 0.2 miles from the subjects, providing frequent services to Glasgow Central Station. There are numerous bus routes along Kilbowie road serving the local area. Glasgow Airport is also located approximately 5.2 miles from Clydebank and will benefit from a 12-minute drive time when the Renfrew Bridge opens.

Connectivity will be further enhanced upon completion of the Renfrew Bridge over the River Clyde connecting Renfrew and Yoker

in Spring 2025. It will connect Renfrew with Clydebank and Yoker directly for the first time with the intention of providing work, health, education and leisure opportunities for communities on both sides of the river. The project will also create additional connecting active travel and road links from Yoker Railway Station to Renfrew town centre, as well as on to the Advanced Manufacturing Innovation District Scotland (AMIDS).

The immediate surrounding area benefits from excellent amenities such as Clyde Shopping Centre which provides a wide range of shopping facilities, restaurants, cafes and a cinema. Clydebank Business Park offers a diverse range of industrial, trade counter and office occupiers which include SGS United Kingdom, Clyde Court Care Home, Ascensos, Northern Marine, Sixt Van & Truck Rental, Howdens, MGM Timber.



AMENITIES



GLASGOW AIRPORT



GOLDEN JUBILEE NATIONAL HOSPITAL



CLYDE SHOPPING CENTRE



ASDA SUPERSTORE



RENFREW BRIDGE



CLYDEBANK RAILWAY STATION



MILLER HOMES DEVELOPMENT



CLYDEBANK HIGH SCHOOL



ERSKINE BRIDGE



BRAEHEAD SHOPPING CENTRE



SINGER RAILWAY STATION



DALMUIR MUNICIPAL GOLF COURSE



OFFICE SPACE



OFFICE SPACE



INDUSTRIAL WAREHOUSE

Description

The subject property comprises an attractive blend between industrial warehousing and modern office space benefitting from brick and block construction and surmounted by a pitched slate roof. The subjects benefits from dedicated vehicular access via North Avenue and separate vehicle access to the rear for

INDUSTRIAL WAREHOUSE

The industrial warehousing consists of an open plan industrial unit with an office section incorporated to the rear of the premises. The industrial unit benefits from a concrete floor with a combination of translucent panels and fluorescent strip lighting incorporated throughout. There are also four loading bays with roller shutter access located to the front of the premises The office element of the warehouse consists

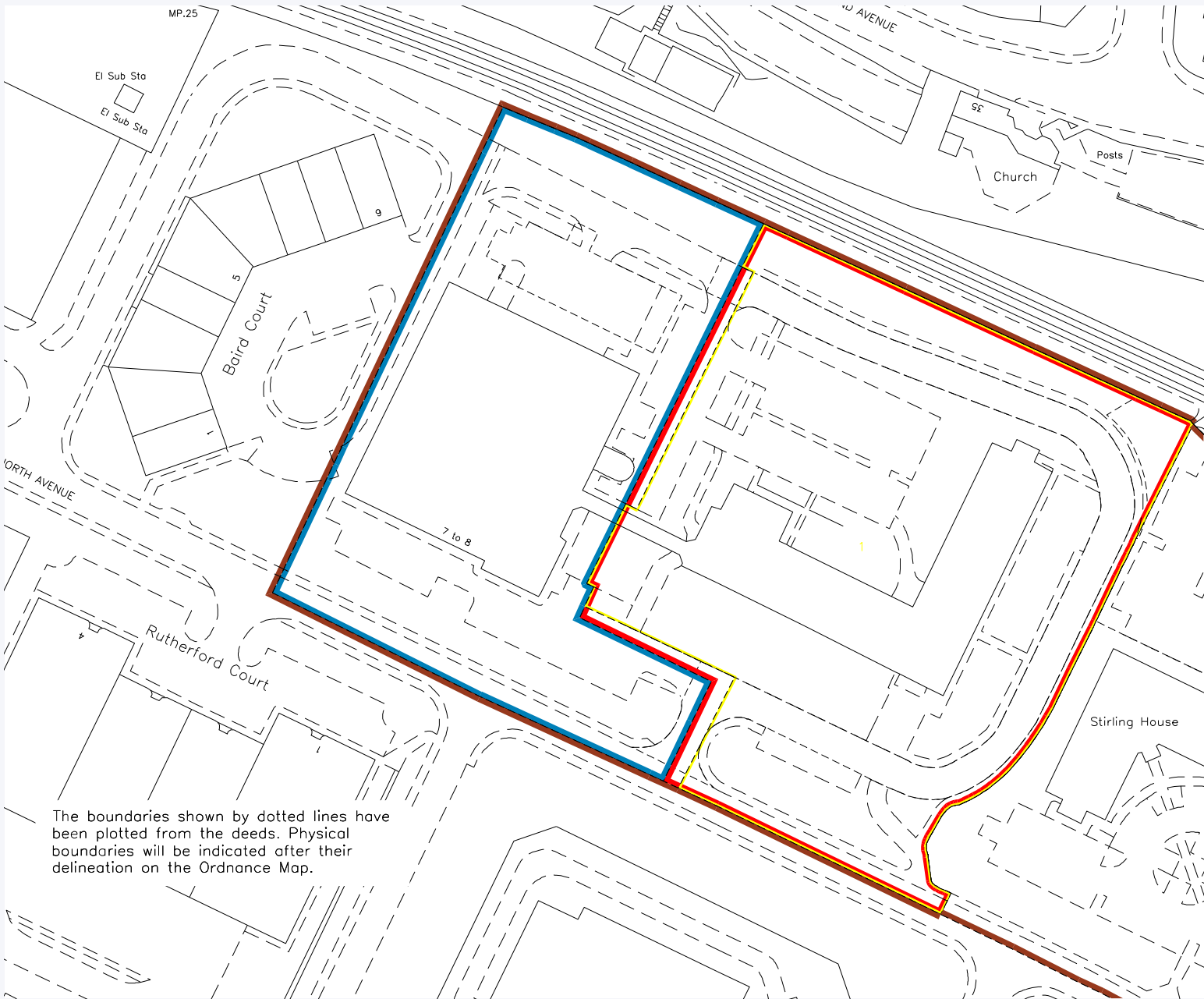
servicing. There also numerous dedicated pedestrian entrances located at various points around the building An internal walkway provides access between the warehousing and office element of the subjects.

of an open plan office suite with four cellular meeting rooms. The specification consists of a raised access floor with floor boxes incorporated throughout. This is complemented with carpet floor coverings and a suspended tiled ceiling with fluorescent strip lighting. A kitchen/prep area and male/ female W/C facilities are located to the rear of the suite.

OFFICE SPACE

The office building provides 2 floors of modern accommodation with an impressive double height atrium. A mix of open plan and cellular layout benefitting from a raised access floor, LED lighting within a suspended

ceiling grid, air-conditioning and a passenger lift. The building has a number of amenities including a kitchen and male and female toilets on each floor.



ACCOMMODATION

BUILDING 7 - OFFICE

FLOOR	SQM	SQFT
First	1,610.7	17,338
Ground	1,538.4	16,559
Total	3,149.1	33,897

BUILDING 8 - INDUSTRIAL

FLOOR	SQM	SQFT
First	205.24	2,209
Ground	2,607.6	28,746
Total	2,875.8	30,955

The buildings have been measured in line with the RICS Code of Measuring Practice (6th Edition). Building 7 has been measured on a Net Internal Area basis and Building 8 has been measured on a Gross Internal Area basis

The site is approximately 1.68 Hectares (4.16 acres)



Renfrew Bridge

Clyde Shopping Centre

Clyde Court Care Home

SGS United Kingdom

MGM Timber

Howdens

Ascensos

Sixt Van & Truck Rental

Singer Railway Station

Redevelopment Opportunities

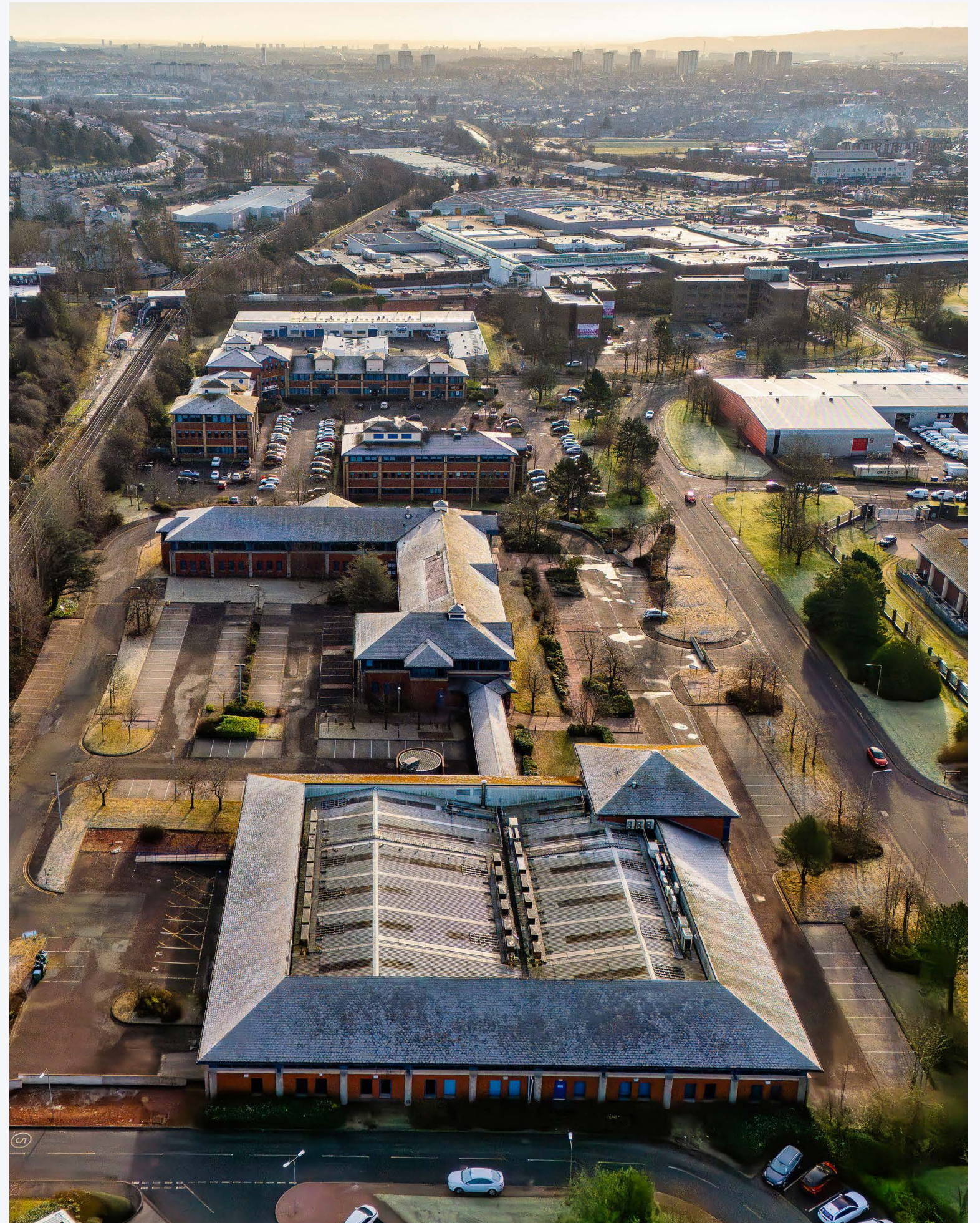
There are numerous potential opportunities for alternative uses. These include industrial, storage, medical, hospital, call centre, care home and office uses.

The existing hybrid industrial/office building (No 8) could be converted to form a warehouse building. At present, a raised access floor provides a uniform floor level, however once removed the slab would require to be built up. There are existing partition walls, however these could be easily removed to provide open accommodation fit for storage or manufacturing. The yard and car parking to the rear of the premises could be reconfigured to provide additional external storage. Further enhancements could be incorporated to improve the aesthetics and green credentials of the building subject to occupier's preferences.

At present, a link corridor connects the 2 buildings. This could be removed to enable a split of the site.

The office building (No 7) provides modern office space in an L-shaped configuration. The width of the building would allow the potential to create a central corridor thus enabling the provision of rooms on either side with natural daylighting from windows running the full length. This would therefore allow for alternative uses such as a private hospital or care home. The Golden Jubilee Hospital is located less than 2 miles drive from the property and Clyde Court Care Home is located on the Park. The high quality of the space would allow occupiers to move in quickly without much capex, and as such call centre, business centre or office uses could each be accommodated in the building. Also, storage uses could be considered.

Any change of use would require planning consent, and interested parties are urged to make their own enquiries with Dunbartonshire Council in this regard.



OFFICE SPACE



INDUSTRIAL WAREHOUSE



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OFFICE SPACE



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SALE PRICE

Our client is inviting offers for their heritable interest in the subjects.

Offers for part or whole would be considered. See title plan for part boundaries (Page 03).

VAT

Our client has elected to waive exemption for VAT and accordingly, VAT will be chargeable on the purchase price, although a Transfer Of a Going Concern (TOGC) may be possible.

EPC

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable

AML

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

