

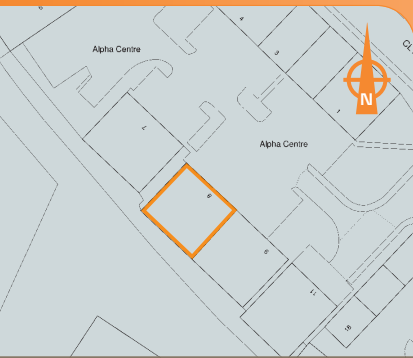
lot 82

8 South Douglas Street, Rothesay Business Park
Clydebank, Dunbartonshire G81 1PD

Rent
£18,800
per annum
exclusive
(gross)
£17,108 p.a.
(net)

Well Located Industrial Investment

- Let to Level 3 Communications UK Limited
- Well located on a popular industrial estate
- 8 miles from Glasgow city centre
- University of West Scotland located adjacent to the industrial estate



Location

Miles: 8 miles north-west of Glasgow city centre
53.9 miles west of Edinburgh
Roads: A82, A814, M8 (Junction 30)
Rail: Clydebank Rail, Yoker Rail
Air: Glasgow Airport, Edinburgh Airport

Situation

The property is located on the south side of South Douglas Street within Rothesay Business Park, a purpose built industrial estate within Clydebank. Clydebank is located within Dunbartonshire, on the north bank of the Firth of Clyde, approximately seven miles west of Glasgow city centre. The area has links to Glasgow (A82 - eastwards) and Glasgow International Airport (A82 - westwards) via the Erskine Bridge, which is ten miles away.

Description

The property comprises a detached industrial building of steel portal frame construction, with car parking to the front of the unit.

Tenure

Long Leasehold. The property is held on a long lease for 125 years from 1990 (101 years remaining) at a ground rent equivalent to 9% of the passing rent, reviewed every 5 years.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Industrial	453.36 sq m (4,880 sq ft)	LEVEL 3 COMMUNICATIONS UK LIMITED	5 years from 01/04/2013	£18,800	31/03/2018
Totals		453.36 sq m (4,880 sq ft)			£18,800	

(i) Level 3 Communications is a premier global communications provider serving customers in more than 60 countries. (Source: www.level3.com 26/02/2016)

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