



# TASMAN HOUSE

Mariner Court  
Clydebank G81 2LF

**TO LET**

**REFURBISHED SELF CONTAINED OFFICE SUITE  
200.07 SQ M (2,153 SQ FT) WITH 9 CAR SPACES**



## LOCATION

Clydebank is located approximately 8 miles west of Glasgow City Centre and a short distance north of the River Clyde. Clydebank Business Park is formed to the west of the town and enjoys excellent public transport connections, with a dedicated bus stop serving the Business Park, and Singer train station also directly adjacent. The Business Park is also opposite Clyde Shopping Centre which provides a wide range of shopping facilities, restaurants and cafés as well as a cinema.

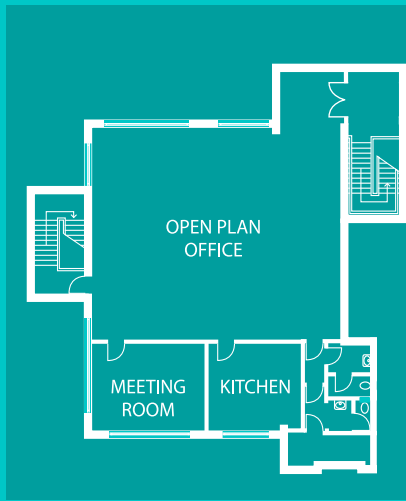
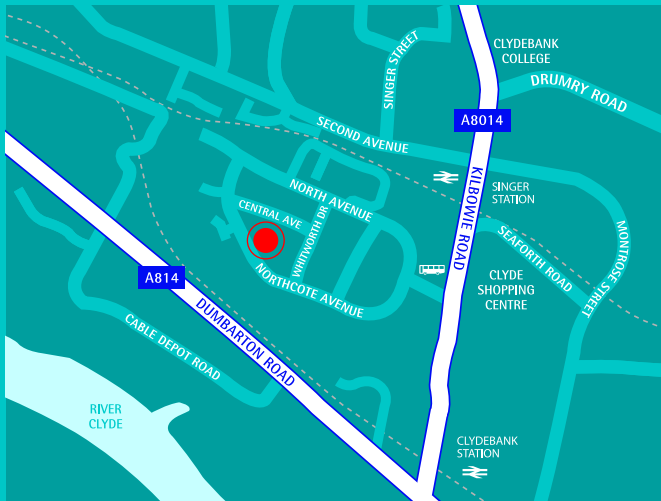
Road connections to and from the park are also excellent with the A82 to the north linking with the Erskine Bridge (M898) and M8, whilst the A814 Dumbarton Road connects to the Clydeside Expressway and provides a direct link to Glasgow City Centre.



## DESCRIPTION

The office suite is formed to the upper floor of a modern two storey pavilion which is formed within Mariner Court, an attractive courtyard setting of similar properties. The suite is entered from a bright foyer, and comprises a large open plan area, newly fitted kitchen, meeting/board room and separate male and female toilets. The office has been fully refurbished and benefits from the following specification:

- Door entry system
- Double height entrance foyer
- Shared break out space
- 9 dedicated parking spaces
- Raised access floor with power/data boxes
- Modern suspended ceiling
- New fluorescent light fittings
- Double glazing
- Thermostatic radiators and comfort cooling
- Fully refurbished



## ACCOMMODATION

The suite extends to an approximate area of 200.07 sq m (2,153 sq ft).

## CAR PARKING

9 private car spaces are provided adjacent to the building.

## LEASE TERMS

A new full repairing and insuring lease is offered on flexible terms.

## RENTAL

Upon request.

## RATEABLE VALUE

£24,000. It is anticipated that the Rateable Value will drop significantly at the next revaluation (April 2017).

## SERVICE CHARGE

The suite is liable for an equitable proportion of the running costs of the building and the grounds. Details on request.

## VAT

Unless otherwise stated all rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will be responsible for their own legal costs arising as a direct result of any transaction.

## ENERGY PERFORMANCE

The suite has an EPC rating of E.



## FURTHER INFORMATION & VIEWING

Please contact the sole letting agent:



[eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk)