

TO LET

## 23 SYLVANIA WAY SOUTH

CLYDE SHOPPING CENTRE, GLASGOW  
KILBOWIE ROAD, CLYDEBANK G81 2UA

GROUND FLOOR:  
1,228 SQ FT / 114.1 SQ M

# Clyde



Clydebank Shopping Centre is a retail and leisure destination in West Dunbartonshire. Located approximately 15 minutes drive north east from Glasgow City Centre, Clydebank is also served by 2 train stations - Clydebank and Singer. The centre benefits from 2,500 free car parking spaces. Clydebank has a catchment population of 645,500 people within a 30 minute drive time and an annual footfall of over 7.7 million people.

The Centre comprises approximately 775,000 sq ft (73,000sqm) with anchor tenants including **Primark, Dunelm, Home Bargains, Omniplex Cinema** and **Asda**. Other retailers include **New Look, JD, Quiz, Costa, Deichmann** and **Boots**.

### Accommodation

The unit is arranged over ground floor only and provides the following approx area:

**Ground floor:**  
**1,228 sq ft / 114.1 sq m**

*These areas are indicative only and any party should carry out their own measurement survey to verify these areas.*

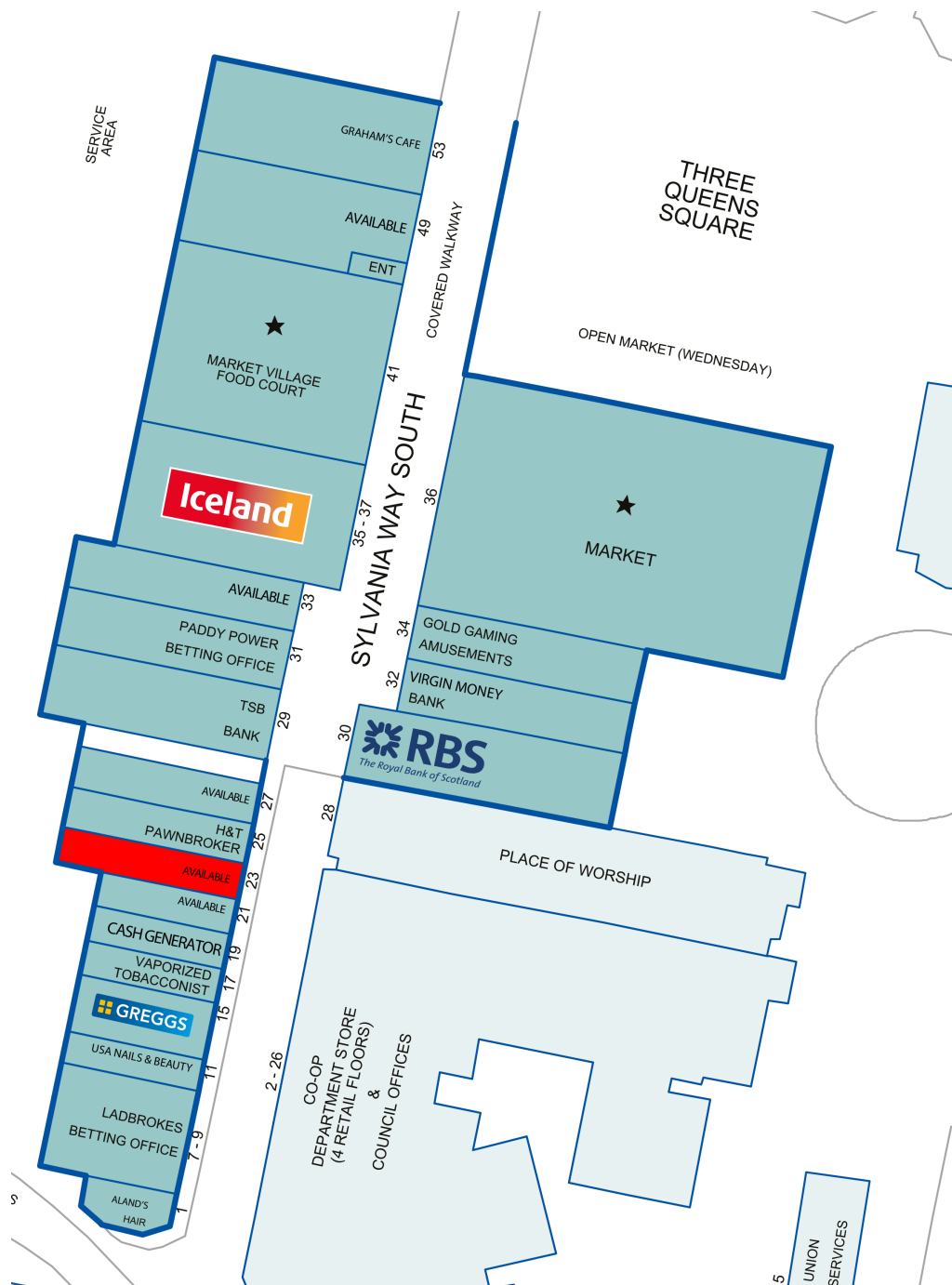
### Contact

For all viewing arrangements and other information please contact:



**Isla Monteith**  
isla.monteith@savills.com  
07711 594 013

**Michelle McLaughlin**  
Michelle.mclaughlin@savills.com  
07977 851 507



### Subject Premises

The subjects are situated Sylvania Way South, immediately adjacent to H&T Pawnbroker and Vaporized, RBS, TSB, Virgin Money and Greggs are also located in the vicinity.

### Terms

The subjects are available on a new Full Repairing and Insuring lease.

### Rent

Further details available on request.

### Rates

The Rateable Value from April 2023 is as follows:

Rateable Value:	£22,250
Rate Poundage:	£0.498
Rates Payable:	£11,081 per annum

Any further enquiries should be made direct to the Local Assessors Department.

### Service Charge / Sinking Fund

The estimated service charge for the unit is £4,524 per annum for 2025/26 and sinking fund is estimated at £426 per annum.

### EPC

Full certificate available on request.

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