

TO LET

8A CARINTHIA WAY

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

TOTAL SIZE OVER 1 LEVELS
1,539 SQ FT / 142.97 SQ M

Clyde



FULLY FITTED
CAFÉ
DIRECTLY OPPOSITE
PRIMARK

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 a footfall of approx 9.3 million people.

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

Accommodation

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

Ground floor:
1,539 sq ft / 142.97 sq m

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

Contact

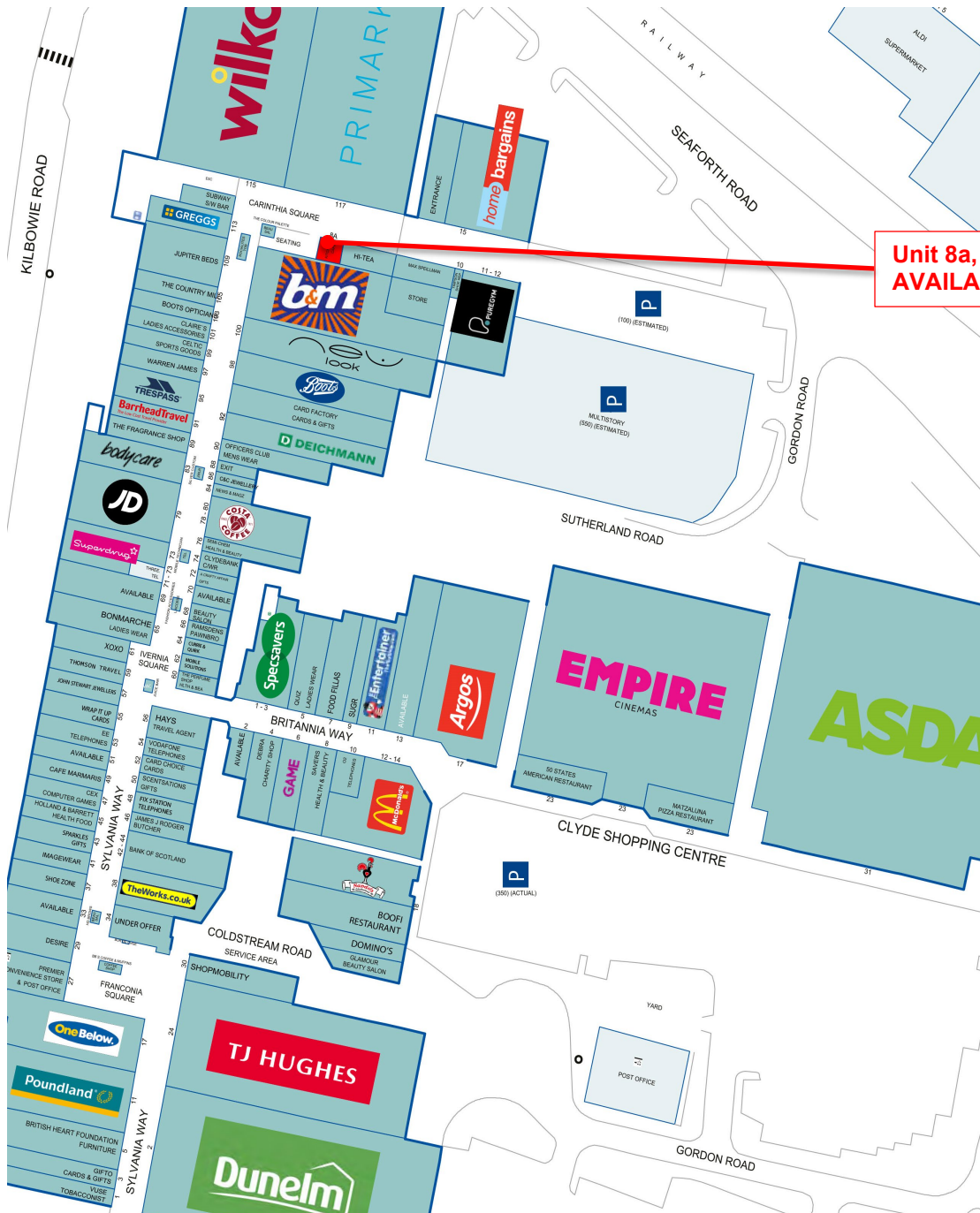
For all viewing arrangements and other information please contact:

Isla Monteith
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07711 594 013

Charlie Hall
charlie.hall@savills.com
07807 999 693

Archie Ferris
Archie.ferris@savills.com
07816 184 073





**Unit 8a, Carinthia Way
AVAILABLE**

Subject Premises

The subjects are situated on Carinthia Way, immediately opposite Primark, Wilko and Home Bargains. Pure Gym, Greggs, Subway and B&M are also located in the vicinity.

Terms

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

Rent

Further details on request.

Rates

The Rateable Value from April 2023 is as follows:

Rateable Value:	£25,500
Rate Poundage:	£0.49
Rates Payable:	£12,699 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 £6,889 per annum for 2023/24 and sinking fund is estimated at £582 per annum.

EPC

Full certificate available on request.

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