

Queens Quay the place to do business



**TITAN**

**ENTERPRISE**

QUEENS QUAY CLYDEBANK  
[clydebankrebuilt.co.uk](http://clydebankrebuilt.co.uk)

**TO LET**

**HIGHLY SPECIFIED SERVICED  
OFFICE SUITES WITH CAR PARKING  
FROM 24.61 SQ.M (265 SQ.FT)**

# Queens Quay – Clydebank the place to do business

Clydebank is the place to do business. The riverside is being opened up providing public walkways and open space never accessed before. The riverside frontage offers stunning greenbelt views to the southern bank of the Clyde and there is easy accessibility to a busy and established town centre. The town's central area has recently enjoyed substantial improvement to the public realm, with new urban streetscapes and lighting.

Clydebank is located 7 miles west of Glasgow City centre and is within 15 minutes travel time of the M8 and M77 motorway networks, and main rail stations at Glasgow Central and Glasgow Queen Street. Glasgow and Prestwick International Airports are within a 15 and 45 minute drive time respectively of Clydebank.

Businesses established in Clydebank include: Radio Clyde, National Australia Group, NHS, The Beardmore Conference Centre and Hotel and the Auchentoshan Distillery.

There is excellent public transport infrastructure – a transport hub offering bus and railway connectivity, is within a couple of minutes walk of Queens Quay at the southern end of the Clyde Shopping Centre.

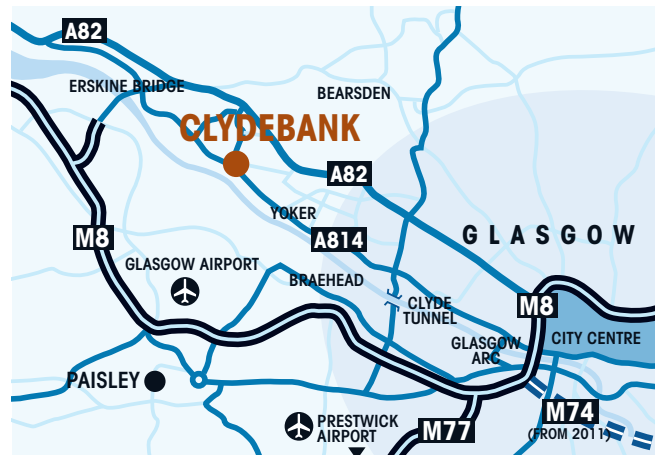
Shopping is close at hand and Clydebank is firmly established within the top 20 Shopping Centres in Scotland. Retailers include Asda, Boots, Clydebank Co-op department store, Dunnes Stores, BHS and JJB all a short walk from Queens Quay.

## THE LOCATION

Titan Enterprise Business Centre is located within Clydebank's new business quarter Queens Quay, which is on part of the former East Yard of the world famous John Brown's shipyard.

The Business Centre is the first of two office pavilions located at Queens Quay, adjacent to the new Clydebank College campus. The business centre provides serviced office suites from 265 sq.ft. up to 957 sq.ft. The serviced offices benefit from reception facilities, on site meeting rooms and other business services.

Queens Quay overlooks the River Clyde and greenbelt on the south side of the river. This attractive location provides a unique environment in which to locate your business.



► Close to Clydebank Transport Hub

► 15 minutes from Glasgow City centre

# TITAN

## ENTERPRISE



### SPECIFICATION

- ▶ Full raised access floors
- ▶ LG7 compliant lighting
- ▶ High quality male and female toilet provision
- ▶ Shower facilities
- ▶ Fully DDA compliant
- ▶ Secure door entry system
- ▶ Each suite individually alarmed
- ▶ Staffed reception area
- ▶ Access to bookable meeting rooms and breakout space
- ▶ Dedicated on site car parking
- ▶ 24 hour CCTV security systems
- ▶ Communal building ICT systems and support
- ▶ Lift access to upper floors
- ▶ Simplified licence agreement and flexible terms
- ▶ Virtual offices
- ▶ Reception facilities

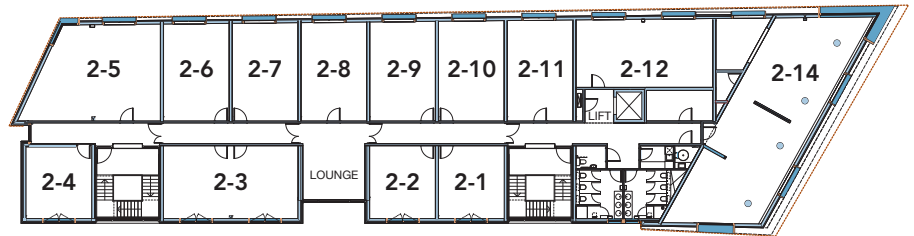
**SUITES FROM 24.61 SQ.M (265 SQ.FT)  
TO 88.9 SQ.M (957 SQ.FT)**

▶ 15 minutes from Glasgow Airport

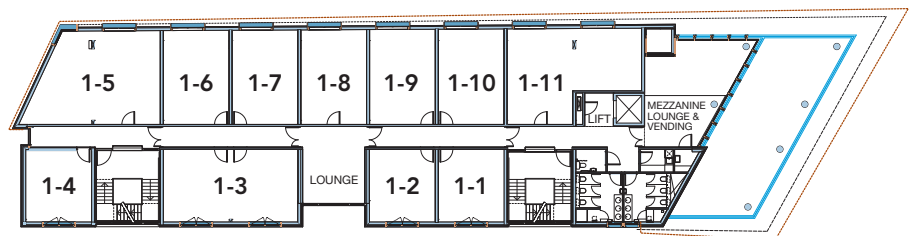
▶ Cycle racks around Queens Quay



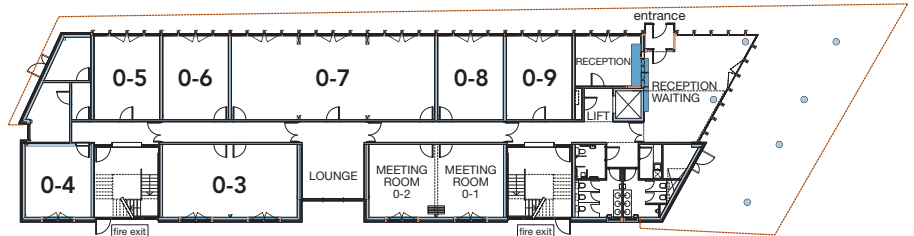
## 2ND FLOOR



## 1ST FLOOR



## GROUND FLOOR



## LEASE TERMS

The suites are available individually or in combinations. Available suites are ready for immediate occupation. In order to simplify the process, the accommodation is available to let on our Flexilease, which is a license agreement providing you with a minimum period of 1 year. Terms are available on request. Each party is responsible for their own legal costs.

## VIEWING

To view the available accommodation, please contact:  
 Claire Donaldson, Clydebank Property Company  
**Claire.Donaldson@clydebankrebuilt.co.uk**  
**T: 0141 9513420** [www.clydebankrebuilt.co.uk](http://www.clydebankrebuilt.co.uk)