



# CHANGE HOUSE

CLYDE GATE – CLYDEBANK  
[clydebankrebuilt.co.uk](http://clydebankrebuilt.co.uk)

## FOR SALE/TO LET

MODERN OFFICE SUITES WITH CAR PARKING  
FROM 1,798 SQ.FT (167 SQ.M) TO 5,791 SQ.FT (538 SQ.M)

# Clyde Gate – 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.

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

Located 7 miles west of Glasgow City centre, Clydebank is within 15 minutes travel time of the M8, M77 and new M74 extension as well as main railway stations at Glasgow Central and Queen Street. Glasgow and Prestwick International Airports are within a 15 minute and 45 minute drive time respectively.

Clydebank has excellent public transport links. There is a transport hub at Clydebank Railway Station which provides bus and rail connections within the town and wider afield. Clydebank and nearby Dalmuir railway stations provide fast and frequent services to Glasgow Central and Queen Street stations, with up to 10 trains per hour.

A high level of staff amenities are located within the Clyde Shopping Centre and adjacent retail parks. These retail outlets are some 5 minutes drive time from Clyde Gate. Clydebank is firmly established within the top 20 shopping centres in Scotland and retailers include Asda, Boots, Clydebank Co-op department store, Dunnes, HMV, BHS and JJB Sports,

- ▶ 15 minutes from Glasgow
- ▶ 15 minutes from Glasgow Airport
- ▶ Close to Clydebank Transport Hub



## THE LOCATION

Clyde Gate is a new business quarter situated adjacent to the Golden Jubilee Hospital on the banks of the River Clyde and the Beardmore Hotel and Conference Centre. The property can be accessed from the A814 Dumbarton Road via Cable Depot Road and Agamemnon Street, at the Dalmuir Allotments.

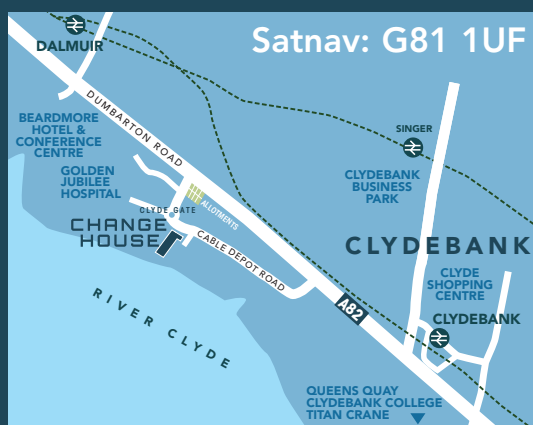
Change House is the first pavilion to be developed at Clyde Gate. The property can accommodate a further 10 office pavilions on serviced plots, each with its own car parking. The development is complemented by extensive landscaping both at the riverside walkway and 'the wedge' where the striking 'Change' sculpture is located.

The available accommodation extends over two floors totalling 5,791 sq.ft. and offers unrivalled views of the River Clyde, Old Kilpatrick Hills to the north and the surrounding greenbelt on the south bank of the river. Change House is within 5 minutes walk of Dalmuir Railway Station.



# CHANGE HOUSE

Extending over the first and second floors, Change House offers shell and core specification accommodation at a high quality office location. Car parking is based on 3 spaces per 1,000 sq.ft. of accommodation. The ground floor of Change House has been pre-sold to Nursery Times by the River, a private operator providing places for up to 90 pre-school children.



## The property benefits from the following:

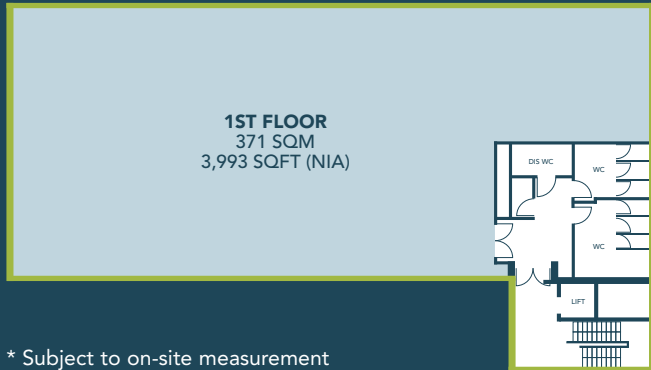
- ▶ BREEAM – a Very Good BREEAM rating has been achieved
- ▶ Secure by Design Accreditation and a
- ▶ 'B' Energy Performance Certificate Rating

## The shell and core specification provides:

- ▶ Dedicated male, female and disabled person toilets
- ▶ Internal Lift access
- ▶ Full DDA Compliance
- ▶ LG7 compliant lighting based on an open plan floor layout
- ▶ Secure entry system to the building
- ▶ Natural ventilation to the office areas
- ▶ Fire alarm installation
- ▶ Individual LPHW heating system
- ▶ Individual Power and DB boards to the floors
- ▶ Dedicated car parking spaces are allocated on a 3 spaces per 1,000 sq.ft.
- ▶ Bicycle racks

# CHANGE HOUSE

	NET INTERNAL AREA*		CAR SPACES
1ST FLOOR	3,993 sqft	371 sqm	14
2ND FLOOR	1,798 sqft	167 sqm	7



\* Subject to on-site measurement

## TERMS

- ▶ The property is marketed For Sale and To Let
- ▶ The floors are available on individual FRI lease terms
- ▶ The floors are available for tenant fit out

## VIEWING

To view the available accommodation, please contact:  
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