



# For Sale

Former Council Offices

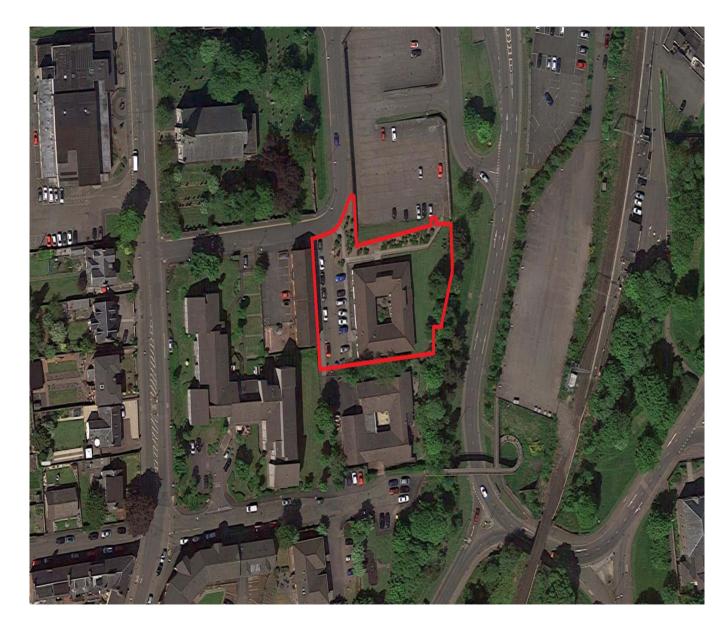
Church Street Alexandria G83 ONP

**Building**: NIA 5,550 sq ft (516m<sup>2</sup>)

GIA 6,280 sq ft (584m<sup>2</sup>)

**Site**: 0.66 acres (0.268 HA)

- Offers Invited
- Prominent Town Centre Location
- Excellent transport links
- Close to local amenities
- Redevelopment Potential



0141 300 8000 avisonyoung.co.uk

## Location

The property is located within the town centre of Alexandria It is the largest town in the Vale of Leven, the others being Balloch, Bonhill, Jamestown and Renton their combined population is over 20,000.

St Marys Primary, Christie Park Primary and Vale of Leven Academy are all nearby The premises are ideally located for local amenities with the town centre immediately to the north

There is a wide range of transport facilities, with Alexandria train station directly opposite

# Description

The property comprises a single storey office complex arranged around a central courtyard. The roof is pitched and tiled. The walls are finished in stone chip render. Internally there are various offices, reception area, meeting rooms and ancillary accommodation

Floor layout plans, EPC and Asbestos Report are available from the Sole Selling Agent, upon request

The premises include car parking in Church Street

## Floor Areas

#### Building

NIA 5,550 Sq. Ft. (516m<sup>2</sup>) GIA 6,280 sq. ft. (584m<sup>2</sup>)

#### Site Area

0.66 (Acres) 0.268 (Hectares) or thereby

# **Planning**

The site is currently allocated in the West Dunbartonshire Local Development Plan as housing opportunity site H2(35).

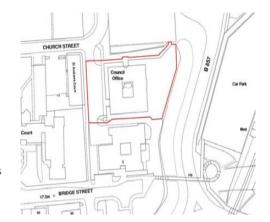
## **EPC**

An EPC Certificate is available upon request.

### Terms

Offers are invited for our client's Heritable Interest. Our client will also seek payment of their reasonable legal fees.











For further information or an appointment please contact:

## Stephen Robertsor

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#### **Avison Young**

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