



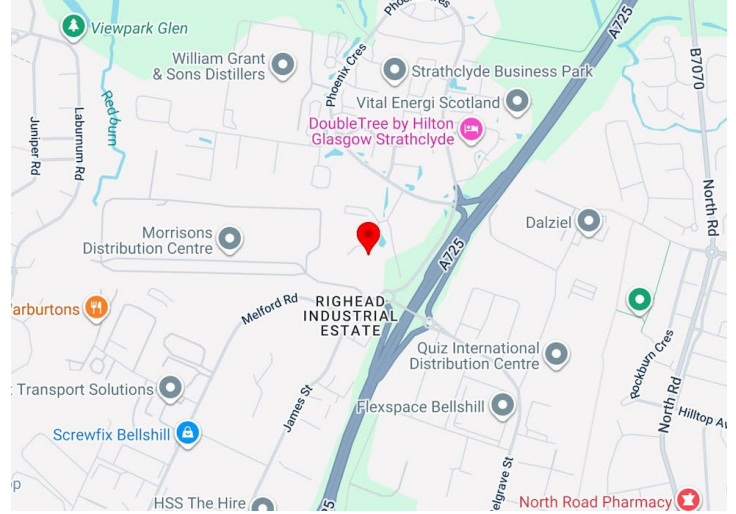
**Serviced and Traditional
Offices to Let - New
Alderston House,
Strathclyde Business Park**

- Modern office pavilion
- Landscaped surroundings
- Suspended ceilings
- Air conditioning
- Raised access flooring
- Lift access
- Male, female and accessible WCs
- Bike racks

New Alderston House

3 Dove Wynd, Bellshill, ML4 3FB

**AVISON
YOUNG**



Summary

| | |
|-----------------------|--|
| Available Size | 69 to 14,522 sq ft / 6.41 to 1,349.14 sq m |
| Rent | Rent on application |
| Business Rates | Upon Enquiry |
| EPC | B |

Property Highlights

New Alderston House comprises a modern detached office building set in a mature landscaped setting within Strathclyde Business Park, one of the west of Scotland's premier business locations. Modern office accommodation can be provided on either fully furnished all-inclusive terms or on traditional lease terms. The building benefits from full Equality Act compliance, a tenant break-out lounge and an on-site concierge. All suites are available on all-inclusive terms with rates payable in addition (if applicable) but the majority of suites should qualify for 100% rates relief under the Small Business Bonus Scheme. The 2nd floor is available on traditional lease terms at a rental of £12.50 psf.

Location

New Alderston House is located in Strathclyde Business Park, which is situated in Bellshill in close proximity to the M8 and M74 motorways. This creates easy access to the Central Belt. The Park benefits from on-site amenities including a hotel and retail parade. The business park is well connected via public transport, with buses running every 15 minutes, and there are four train stations within a 4-mile radius of the business park. Ample dedicated car parking is available on-site.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Rent | Availability |
|----------------|---------------|-----------------|----------------|--------------|
| Suite - G3 | 129 | 11.98 | £5,400 /annum | Available |
| Suite - G08/09 | 307 | 28.52 | £18,000 /annum | Available |
| Suite - G14 | 207 | 19.23 | £7,200 /annum | Available |
| Suite - G15 | 1,800 | 167.23 | £75,000 /annum | Available |
| Suite - G21b | 104 | 9.66 | £4,800 /annum | Available |
| Suite - G27 | 103 | 9.57 | £6,000 /annum | Available |
| Suite - G28 | 69 | 6.41 | £2,100 /annum | Available |
| Suite - G30a | 111 | 10.31 | £4,200 /annum | Available |
| Suite - G30b | 108 | 10.03 | £4,800 /annum | Available |
| Suite - G30c | 100 | 9.29 | £4,200 /annum | Available |
| Suite - F003 | 456 | 42.36 | £19,200 /annum | Available |
| Suite - F004 | 560 | 52.03 | £30,000 /annum | Available |
| Suite - F006 | 168 | 15.61 | £7,200 /annum | Available |
| 2nd - Office | 10,300 | 956.90 | £12.50 /sq ft | Available |
| Total | 14,522 | 1,349.13 | | |

Specification

- Amenities on site

- Landscaped surroundings

