



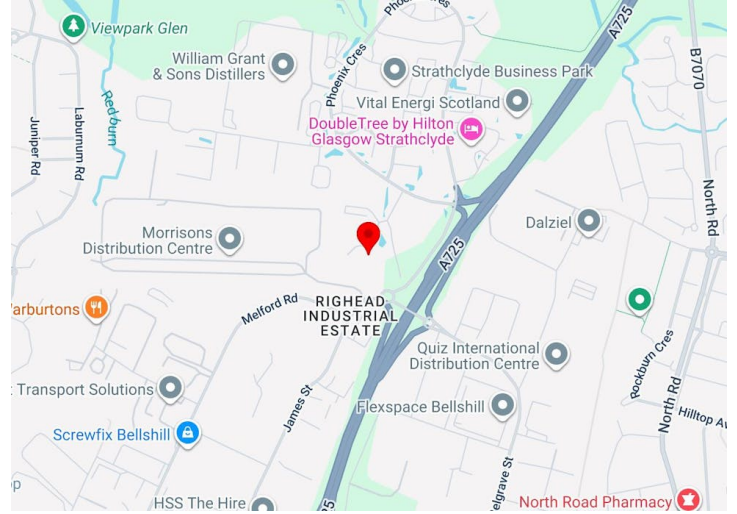
**Serviced and Traditional  
Offices to Let - New  
Alderston House,  
Strathclyde Business Park**

- 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

<b>Available Size</b>	69 to 14,522 sq ft / 6.41 to 1,349.14 sq m
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC</b>	Upon enquiry

## 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.

## 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	£123,600 /annum	Available
<b>Total</b>	<b>14,522</b>	<b>1,349.13</b>		

## Specification

- Amenities on site

- Landscaped surroundings

