

TO LET - OFFICE / SERVICED OFFICE

NEW ALDERSTON HOUSE SUITES

New Alderston House, 3 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3FB



Key Highlights

- 2 to 25 Desks
- Suspended ceiling with recessed lighting
- Lift access
- Bike racks
- Air conditioning
- Raised access floors
- Male and female toilets on each floor
- Generous parking levels

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Description

New Alderston House is a self-contained, three-storey office building offering flexible, open-plan office accommodation. The space benefits from excellent natural light and features an impressive full-height atrium. The property offers serviced office suites with an all-inclusive package including rent, service charge, utilities, IT, and other standard costs. All serviced office suites, except from G15, are also exempt from Business Rates.

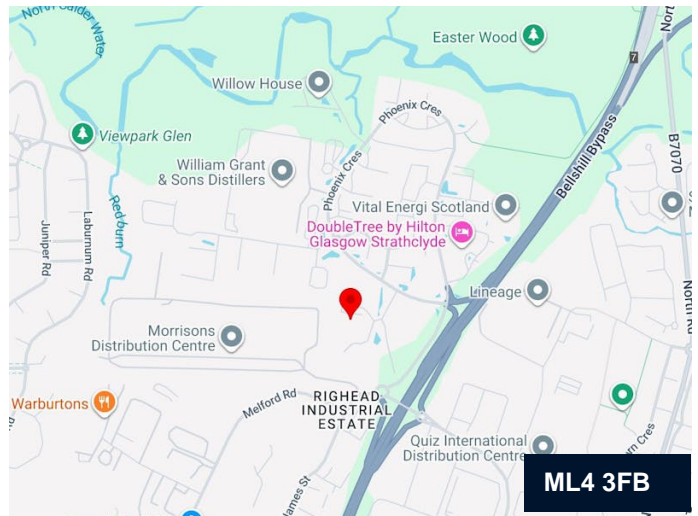
Location

New Alderston House is situated within Strathclyde Business Park, strategically positioned on the A725 corridor between the M8 and M74 motorways. The park offers a premier business environment with mature landscaping, water features, and a wealth of on-site amenities, including restaurants, shops, and banking facilities. This location provides exceptional connectivity to Scotland's transport network via the M8, M74, and M80. Public transport is also excellent, with four local train stations and a 15-minute shuttle bus service.

Accommodation

The accommodation comprises of the following:

Name	Size	Rent	Rates Payable
Suite - G08/09	6 Desks	£1,500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G14	3 Desks	£600 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G15	25 Desks	£6,250 /month ALL INCLUSIVE RENTAL FIGURE	£9,695 /annum
Suite - G21b	2 Desks	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G22	4 Desks	£800 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G25	2 Desks	£500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G26	2 Desks	£500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G27	2 Desks	£500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G28	1 Desks	£200 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G30a	2 Desks	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G30b	2 Desks	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a



Name	Size	Rent	Rates Payable
Suite - G30c	2 Desks	£440 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - F002	10 Desks	£2,000 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - F003	10 Desks	£2,000 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - F004	14 Desks	£2,800 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - F006	4 Desks	£600 /month ALL INCLUSIVE RENTAL FIGURE	n/a

Specification

- Comfort Cooling
- Raised Access Floors
- Suspended Ceilings
- Manned reception
- Serviced office and meeting room hire onsite

Letting Information

Date available: Now

Letting type: Commercial

Contact

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