



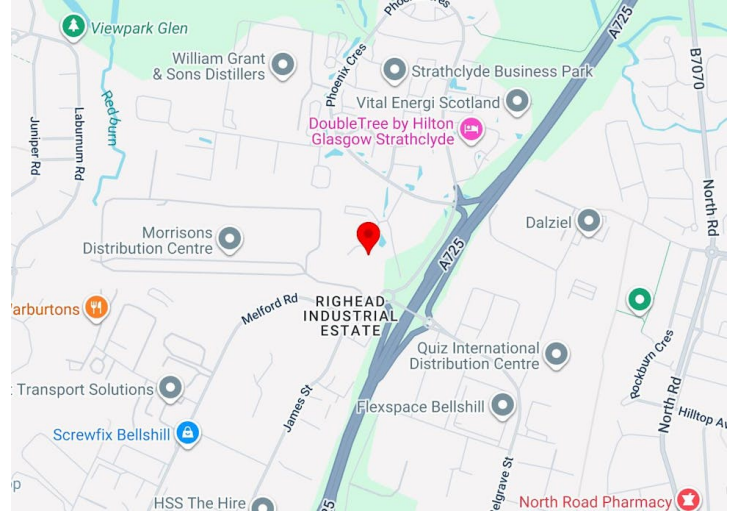
**Serviced and Traditional
Offices to Let - New
Alderston House,
Strathclyde Business Park**

- 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 15,267 sq ft / 6.41 to 1,418.35 sq m
Rent	non-quoting
Rates Payable	£5.50 per sq ft
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 will be fully refurbished and is available on traditional lease terms at a rental of £14.50 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 at a ratio of 1:170 sq ft.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
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 - G30a	111	10.31	£4,280 /annum	Available
Suite - G30b	108	10.03	£4,800 /annum	Available
Suite - F003	456	42.36	£24,000 /annum	Available
Suite - F004	560	52.03	£33,600 /annum	Available
Suite - F006	168	15.61	£7,200 /annum	Available
2nd - Office	10,300	956.90	£14.50 /sq ft	Available
1st - Suite F002	480	44.59	£24,000 /annum	Available
Ground - Suite G22	158	14.68	£9,600 /annum	Available
Ground - Suite G25	107	9.94	£6,000 /annum	Available
Ground - Suite	117	10.87	£6,000 /annum	Available

