

AVONDALE CAMPUS

TO LET / FOR SALE

MODERN OFFICE
ACCOMMODATION

AVAILABLE FROM 2,551-6,510 SQ FT

—
POCHARD WAY
STRATHCLYDE BUSINESS PARK
BELLSHILL ML4 3HB



LOCATION

The subjects are located within Strathclyde Business Park one of the West of Scotland's premier business locations situated approximately 12 miles east of Glasgow and 39 miles west of Edinburgh.

Pochard Way sits at the front of the Business Park and benefits from convenient access to the Scottish Motorway Network via the A725 Bellshill Bypass that connects with

the M8 approximately 1 mile north as well as the M74 via the Raith Interchange approximately 2.5 miles south.

Excellent on-site amenities are provided including a Double Tree Hilton Hotel with Livingwell Health Club, Avondale Bar & Grill and the Papillion Private Nursery. Nearby occupiers include Scottish Power, William Grant, Virgin Media, Securitas and Tarmac.



AVONDALE CAMPUS



RETAIL HUB



M74 / GLASGOW / CARLISLE

A725

M8 / EDINBURGH

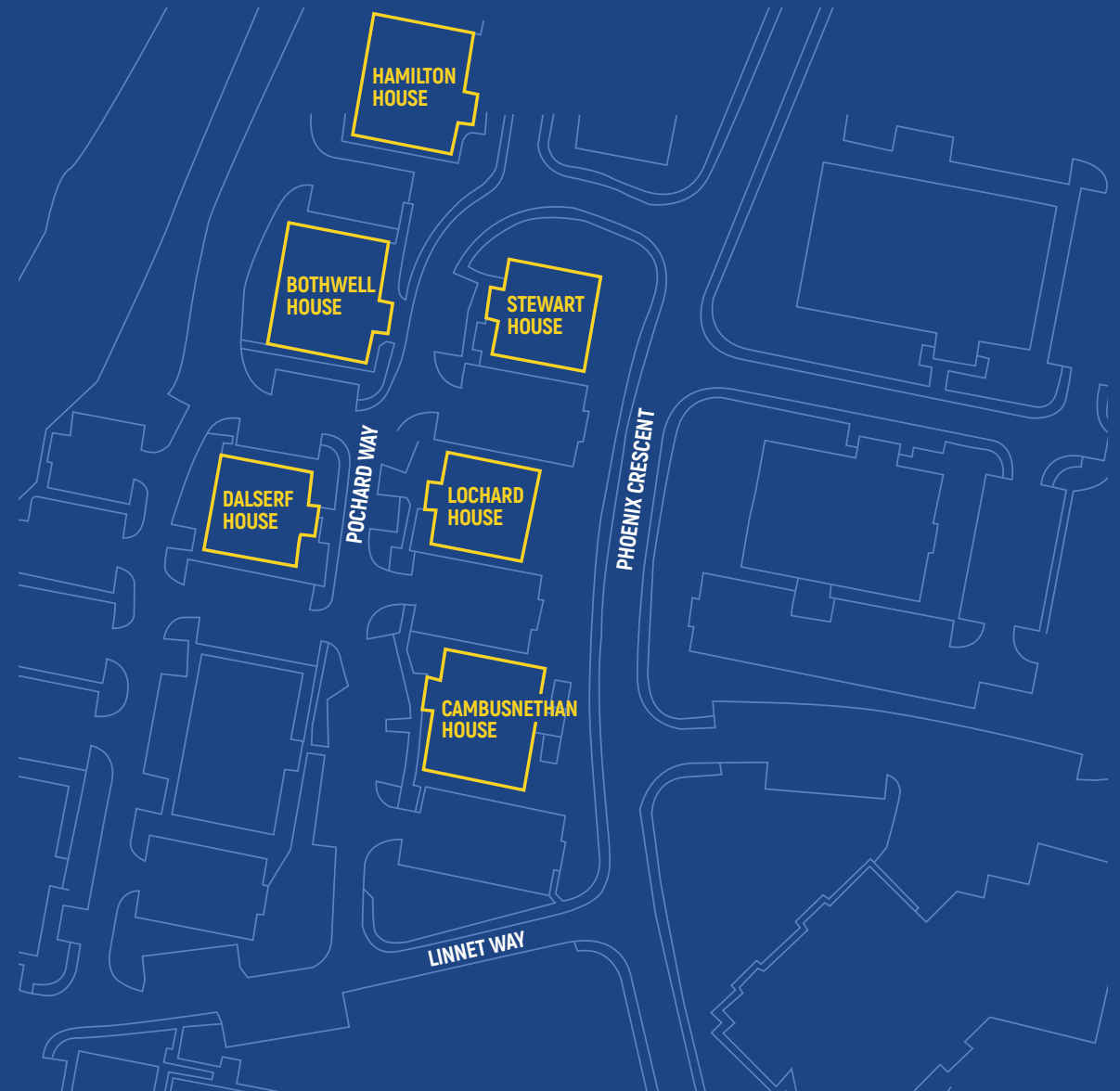
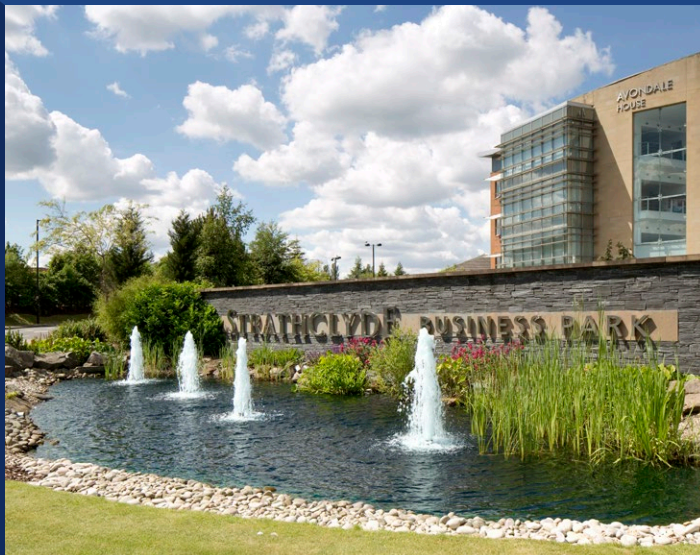
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DESCRIPTION & SPECIFICATION

Attractive modern standalone office pavilions benefitting from:

- Secure door entry systems leading to attractive double height glazed entrances
- Male / female / ambulant WC's provided on each floor
- Modern open-plan floor plates (some suites benefit from attractive existing fit-out)
- Fully raised access floors
- Suspended ceilings with integrated LED lighting units *
- VRV comfort cooling *
- Generous on-site parking

* not all buildings



AVAILABILITY

Please refer to the enclosed availability schedule.

RATEABLE VALUE

Please refer to the Scottish Assessors website (www.saa.gov.uk)

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EPC

Available upon request.

VAT

All prices and rents are quoted exclusive of VAT which will be payable at the prevailing rate.

VIEWINGS & FURTHER INFORMATION

Strictly through the joint sole letting / selling agents:

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