

New Alderston House

**One building.
Unlimited property solutions.**

39,827 sq ft of fully refurbished, modern office accommodation catering for a wide range of requirements from **Fully Serviced Solutions** to **Traditional Lettings** all under one roof

Strathclyde Business Park
Bellshill ML4 3FF

- ✓ **Grow**
Fully Serviced Solutions
- ✓ **Consolidate**
Standard Office Lettings
- ✓ **Prosper**
Flexible, cost effective options in one place



One building – unlimited property solutions

“It is expensive to grow and relocate a business and having the opportunity to expand under one roof made complete financial sense”

SERVICED

Serviced Office Accommodation

If you're a business – large or small, entrepreneur or start-up looking for a no-hassle place to call home, one of Citibase's fully serviced offices in New Alderston House is the ideal solution.

CITIBASE
since 1993

savills

Commercial Office

New Alderston House has been designed to respond to your business and its changing requirements. If you need a traditional office solution due to expansion or contraction, we have a wide range of flexible letting opportunities to match your needs. Situated across three floors with a wide range of sub-division options, you'll find the best space for your business to prosper.

COMMERCIAL

The Citibase Difference

Citibase's unique 'Freedom At Work' promise focuses on giving entrepreneurs and businesses all the independence, flexibility and support they need.

Their friendly Citibase Concierge team will take away all the stress of managing an office allowing businesses to get on with what's really important – running, growing and enjoying their business.

With no long contracts, great value pricing, flexibility, super fast internet and a wide range of Concierge services from personalised call handling to organising meeting rooms - it's no wonder Citibase has grown to be one of the largest operators of fully serviced offices in the UK.

Flexible office space with no long contracts

Choose from a wide range of fully furnished offices from 1 desk upwards.

- ✓ Fully serviced offices
- ✓ Great value
- ✓ No long contracts
- ✓ No hidden costs
- ✓ Flexibility
- ✓ Immediate availability
- ✓ Super fast internet
- ✓ State-of-the-art internet and phone packages
- ✓ Citibase Concierge
- ✓ Personalised call handling
- ✓ Fully furnished
- ✓ 24/7 access
- ✓ Meeting rooms
- ✓ Car and bike parking*
- ✓ Gardens
- ✓ Prestigious business park location



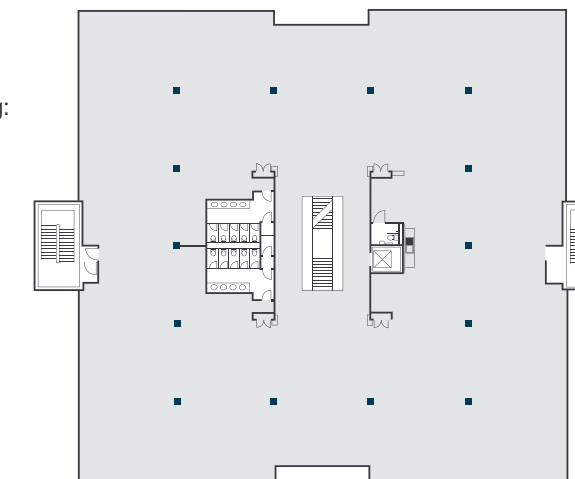
*Parking is subject to availability and charges may apply

Description

The standalone office provides excellent open plan accommodation which benefits from superb natural light and a large feature three storey atrium. At present the office benefits from a specification including the following:

✓ 233 car parking spaces with a ratio 1:170 sq ft

- Suspended ceiling with recessed lighting
- Air conditioning
- Raised access floors
- Lift access
- Male and female toilets on each floor
- Disabled toilets
- EPC Rating: C
- UPS
- Shower facilities on ground floor
- Bike racks
- Canteen facility
- Previous tenant fit out remains including several meeting rooms



Typical floor plan

Full copies of plans can be provided on request

Accommodation range

Accommodation	Area (sq ft)	Area (sq m)
Second Floor	13,175	1,224
First Floor	13,100	1,217
Ground Floor	13,552	1,259
TOTAL	39,827	3,700



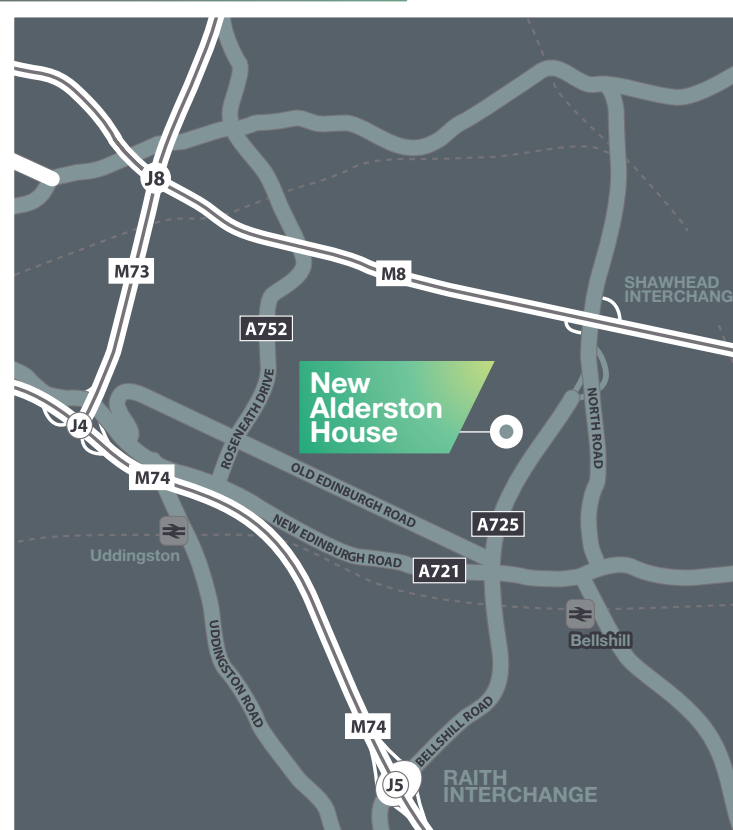
Strathclyde Business Park

Ideally located with direct access to Scotland's transport network via the M8, M74 and M80.

The Park is well connected by public transport with a daily shuttle bus operating every 15 minutes. There are four railway stations within a 4 mile radius of the Park.

A Liftshare scheme is also active on the Park. For details, log-on to www.liftshare.com

A full range of quality, on-site amenities and leisure facilities are available on the Park.



Further information

For **Commercial Office** enquiries contact Savills:

For **Serviced Office** enquiries contact Citibase: **tel:** 08444 993 373 **web:** www.citibase.com



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