

# New Lanarkshire House

Offices to Let  
5,000 - 25,253 sq ft

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New Lanarkshire House  
3 Dove Wynd  
Strathclyde Business Park  
Bellshill  
ML4 3AD  
—

**GRAEME  
FAITH**

CHARTERED SURVEYORS

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# Description

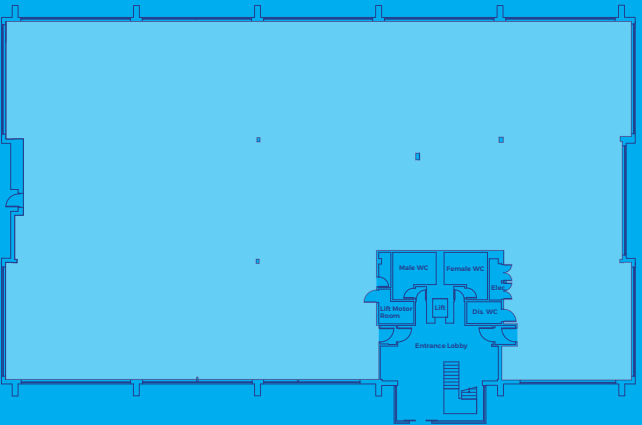
A modern office pavilion with open plan floors and spacious reception area, the property is available from January 2018 and can be occupied in its entirety or part.

# Accommodation

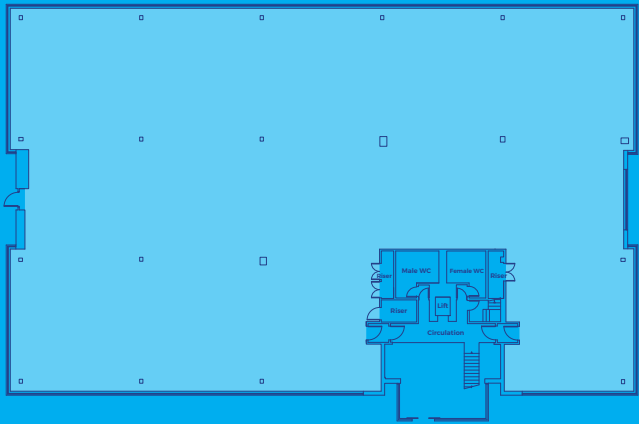
The available accommodation extends to:

Floor	Sq Ft	Sq M
Second	441	41
First	12,886	1,197
Ground	11,926	1,107
Total	25,253	2,345

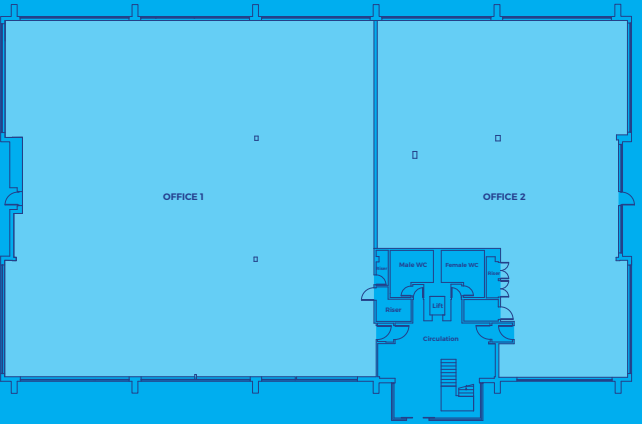
Ground Floor 11,926 Sq Ft  
1,107 Sq M



First Floor 12,886 Sq Ft  
1,197 Sq M



Possible Subdivision Plan  
Office 1 - 6,926 Sq Ft / 643 Sq M  
Office 2 - 5,000 Sq Ft / 464 Sq M



# Specification

- 25,253 sq ft office accommodation
- Impressive full height entrance and reception
- Flexible open floor plates
- Full access raised floor with 160mm clear void
- VRF heating and cooling air conditioning system
- 8 person passenger lift
- Fibre optic and telecom ducts provided
- Ancillary storage space
- On site gym facilities with male and female showers
- Surface car parking for approximately 141 cars (visitor and disabled)
- EPC rating 'C'

# Services

A wide range of services and amenities are offered throughout the business park, from cash machines to hotel, restaurant, deli and convenience store on site.

# Terms

A new lease is sought, flexible terms can be considered.

# VAT

All figures quoted are exclusive of VAT.



## Key Occupiers at Strathclyde Business Park

- Virgin Media
- Scottish Enterprise
- TSC
- Gamesa
- Scottish Power
- Wood Group



## Location

The property occupies one of the most prominent positions in Scotland's premier Business Park. With great motorway access to the M8 and M74, regular bus services to Glasgow and Edinburgh airports and local amenities just a short walk away.

**New  
Lanarkshire  
House**



## Contact

For further  
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