

Fully Refurbished
Ground Floor Accommodation

New Lanarkshire House

Offices To Let
2,185 - 12,084 sq ft

3 Dove Wynd
Strathclyde Business Park
Bellshill
ML4 3AD

Description

A modern office pavilion set with a mature business park environment offering fully refurbished, open plan office accommodation with parking and a contemporary entrance foyer.



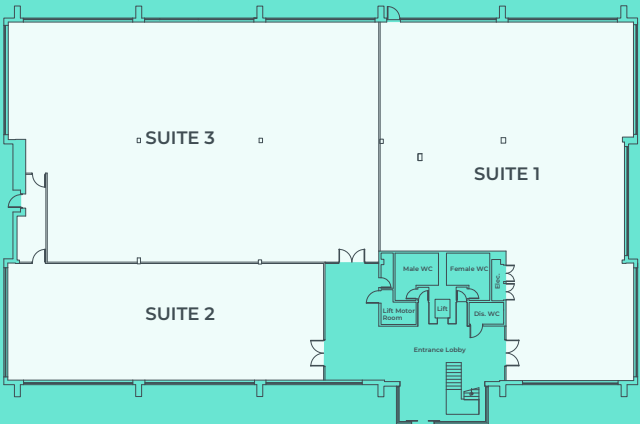
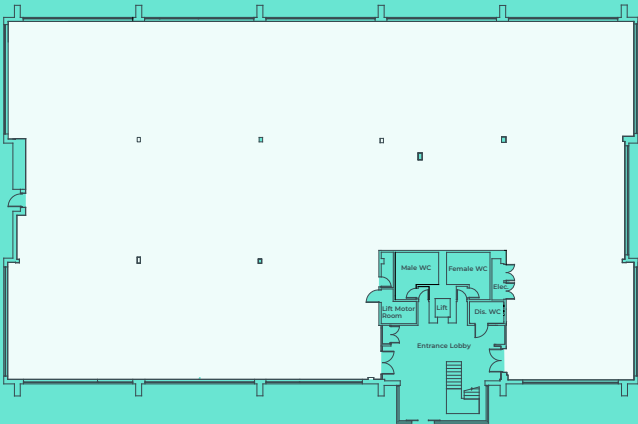
Specification

- Fully refurbished double height entrance and reception
- Flexible open plan floor plate
- Full access raised floor with 160mm clear void
- New suspended ceiling with LED lighting
- New VRF heating and cooling system
- 8 person passenger lift
- Refurbished male, female and accessible toilet facilities
- Excellent parking ratio of 1:180 sq ft
- EPC rating 'C'

Accommodation

Floor	sq ft	sq m
Ground	12,084	1,123

The ground floor can be sub-divided to accommodate requirements from approximately 2,185 sq ft upwards.



Indicative Subdivision Plan

- Suite 1 - 4,359 Sq Ft / 405 Sq M
- Suite 2 - 2,185 Sq Ft / 203 Sq M
- Suite 3 - 5,038 Sq Ft / 468 Sq M

Amenities

A wide range of facilities and amenities are available throughout the business park including:

- Double Tree by Hilton Hotel
- Livingwell Health Club & Spa
- Avondale Bar & Grill
- Café Gusto
- Papillon Nursery
- Terminal 5 Express Convenience Store / Post Office
- Communal electric vehicle charging points
- Communal cycle shelters

Terms

A new full repairing and insuring lease is sought. Flexible terms are available subject to further discussion with the joint letting agents.

VAT

Rent, service charges and other outgoings are quoted exclusive of VAT.



Location

The Park is extremely well connected by public transport, served by a scheduled bus service, and four railway stations within a four mile radius. The 299 bus service links the Park to Bellshill Railway Station, with the timetable co-ordinated to Scotrail operations. The service runs through the Park every 20 minutes at peak times.



Key Occupiers at Strathclyde Business Park

- Scottish Enterprise
- William Grant & Sons Distillers
- Virgin Media
- Gamesa
- TSG
- Wood Group
- Scottish Power



New Lanarkshire House



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