



MERCURY HOUSE, 1 DOVE WYND

Strathclyde Business Park, Bellshill, ML4 3AL

9,000 - 62,250 sq ft available late 2020

Self contained or multi-let building

350 parking spaces

MERCURYHOUSE

STRATHCLYDE BUSINESS PARK

Strathclyde Business Park provides over 1.4 million sq ft of business and amenity space within a high quality setting of approximately 155 acres. The Park is home to over 240 businesses and over 6,300 staff with major occupiers including: William Grant & Sons Distillers, Tarmac, McLaughlin & Harvey Construction, Scottish Enterprise, Scottish Power, Wood Group and NG Bailey.

Available from **August 2020** on a new full repairing and insuring lease.

Retail

Several onsite retail facilities including:

- Avondale Bar & Grill
- Café Gusto
- Post office
- Shop Local
- On-site ATM
- Papillon Nursery
- Double Tree by Hilton
- Livingwell Health Club
- Robin Callender Hairdresser

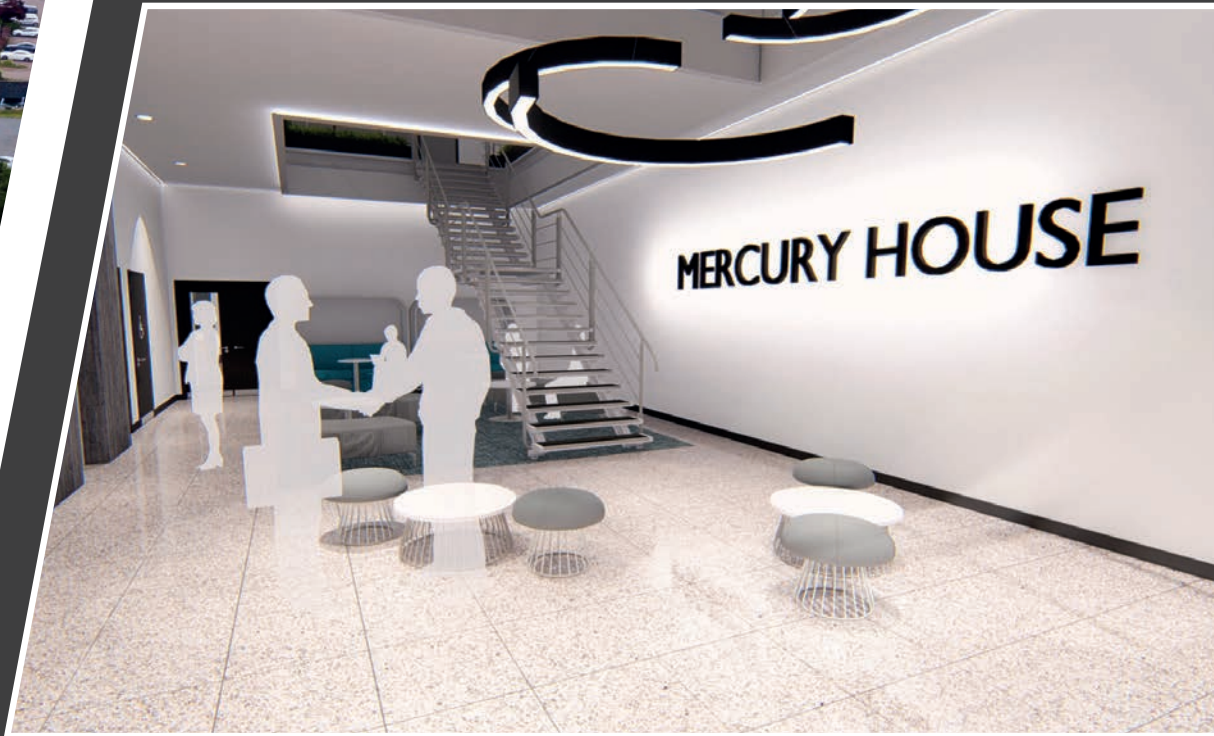
Floor	Size (sq ft)	Size (sq m)	Spaces
2nd	22,908	2,128	127
1st	22,052	2,046	124
Ground	17,294	1,607	97
Total	62,254	5,781	350

Mercury House provides a very **generous car parking allocation of 350 spaces** which is a ratio of 1:178 sq ft.



THE BUILDING

The floorplates can be split to provide for **2 occupiers per floor.**



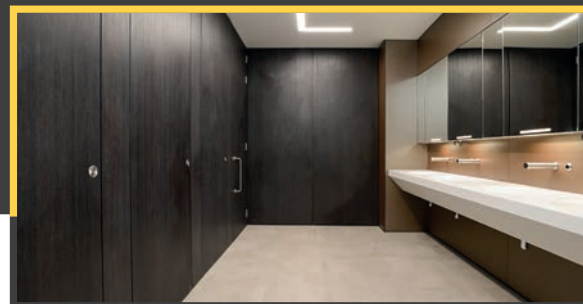
Mercury House will undergo a comprehensive refurbishment which will include works to the building fabric and services.

Reconfiguration of reception to provide an element of co-working space and the following features.

- Fully glazed entrance doors
- New wall finishes
- New feature furniture
- New feature booths
- New carpeting
- New feature lift surrounds
- New tenant directory board
- New feature lighting
- Buzzer entry system for each occupier
- 24hour door access

Newly refurbished toilets to provide:

- New ceiling
- New wall finishes
- New feature vanity mirror
- New LED lighting throughout
- New IPS system
- Refurbished shower facilities
- New sanitary ware



The office floors will be refurbished to provide, modern, bright open plan accommodation

- New fan coil units
- New LED lighting throughout
- New suspended ceiling and grid
- New carpet tiles
- Refurbished VRF air conditioning system
- Refurbished air handling unit
- Refurbished and repaired chillers
- New boilers throughout
- Refurbished lift interiors
- Targeting EPC rating of C



Transport links

Positioned west of the A725 and south of Shawhead interchange which links directly to the M8 running north. The Raith Interchange junction is 2.5 miles south of the Park, connecting the M74 running south.

4 train stations within 4 mile radius:

- Bellshill Station - 2 miles from the Park
- Whifflet Station - 2 from the Park
- Uddingston Station - 3 miles from the Park
- Motherwell Station - 4 miles from the Park
- Several buses service the park and surrounds
299 / 201 / 235 / 236 / 240

- ◀ TRAIN STATION DIRECTION
- BUS STOP
- 📍 MERCURY HOUSE
- ◀ LANDMARK DIRECTIONS

Disclaimer:

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these terms are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract should only be entered into by way of an exchange of missives by the parties' respective solicitors. Date of Publication October 2019. Date of photography July 2019. CGI images for indicative purposes. The sub-division and refurbishment works are only potential works. The current tenants have a terminal dilapidation liability and any necessary additional works to meet any future tenants' specific requirements will be carried out at the landlords' own expense.

Viewing:

For further information please contact the joint lettings agents:

