



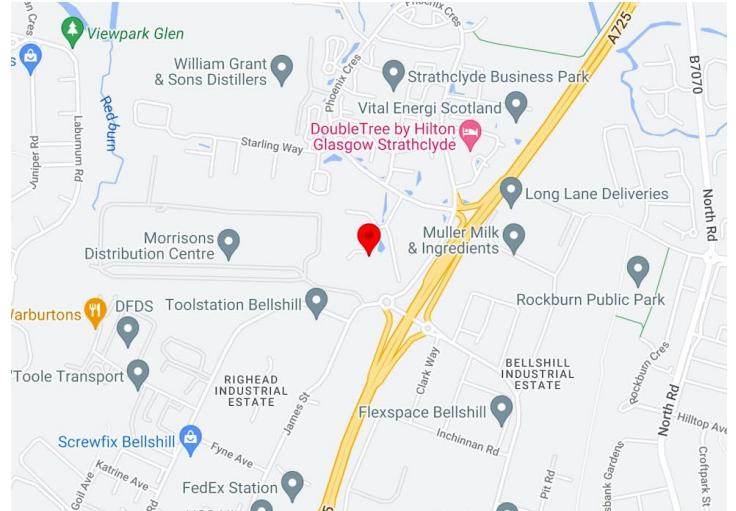
Modern Ground floor  
office suites with existing  
fit-out and excellent car  
parking ratio

- Suspended ceilings with LED lighting
- VRF heating and cooling system
- Raised access flooring
- EPC rating 'B'
- Excellent car parking availability
- Communal male, female and accessible toilets

# New Lanarkshire House

3 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3AD

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	4,359 to 12,143 sq ft / 404.96 to 1,128.12 sq m
<b>Rent</b>	£14 per sq ft
<b>Rates Payable</b>	£4.97 per sq ft
<b>Service Charge</b>	On application
<b>EPC</b>	B

## Property Highlights

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

Currently the ground floor is split into two suites however could be reinstated to one large open plan suite. The ground floor has communal male, female and accessible toilets however the larger suite also benefits from further demised toilets within the suite.

## Location

Based within Strathclyde business park one of West of Scotland's premier business parks locations in the heart of Scotland Central Belt allows for excellent access to surrounding amenities and connections onto the M8 motorway.

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 Park also benefits from a retail parade and hotel.

## Specification

- Double height entrance foyer and reception
- Ground floor split into two suites which benefit from previous tenants fit out
- Full access raised flooring
- Suspended ceilings with LED lighting
- VRF heating and cooling system
- Male, female and accessible toilet facilities
- Excellent parking ratio
- EPC rating 'B'

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Availability
Ground	7,784	723.16	£14 /sq ft	£4.97 /sq ft	Available
Ground - B	4,359	404.96	£14 /sq ft	£4.66 /sq ft	Available
<b>Total</b>	<b>12,143</b>	<b>1,128.12</b>			



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