

TO LET - OFFICE / SERVICED OFFICE

NEW ALDERSTON HOUSE SUITES

New Alderston House, 3 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3FB



Key Highlights

- 79 to 1,800 sq ft
- Suspended ceiling with recessed lighting
- Lift access
- Bike racks
- Air conditioning
- Raised access floors
- Male and female toilets on each floor
- Generous parking levels

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Description

New Alderston House is a self-contained, three-storey office building offering flexible, open-plan office accommodation. The space benefits from excellent natural light and features an impressive full-height atrium. The property offers serviced office suites with an all-inclusive package including rent, service charge, utilities, IT, and other standard costs. All serviced office suites, except from G15, are also exempt from Business Rates.

Location

New Alderston House is situated within Strathclyde Business Park, strategically positioned on the A725 corridor between the M8 and M74 motorways. The park offers a premier business environment with mature landscaping, water features, and a wealth of on-site amenities, including restaurants, shops, and banking facilities. This location provides exceptional connectivity to Scotland's transport network via the M8, M74, and M80. Public transport is also excellent, with four local train stations and a 15-minute shuttle bus service.

Accommodation

The accommodation comprises of the following:

Name	Size	Rent	Rates Payable
Suite - G08/09	307 sq ft	£1,500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G15	1,800 sq ft	£6,250 /month ALL INCLUSIVE RENTAL FIGURE	£9,695 /annum
Suite - G21b	104 sq ft	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G30a	111 sq ft	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G30b	100 sq ft	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a

Specification

- Comfort Cooling
- Raised Access Floors
- Suspended Ceilings
- Manned reception
- Serviced office and meeting room hire onsite

Contact

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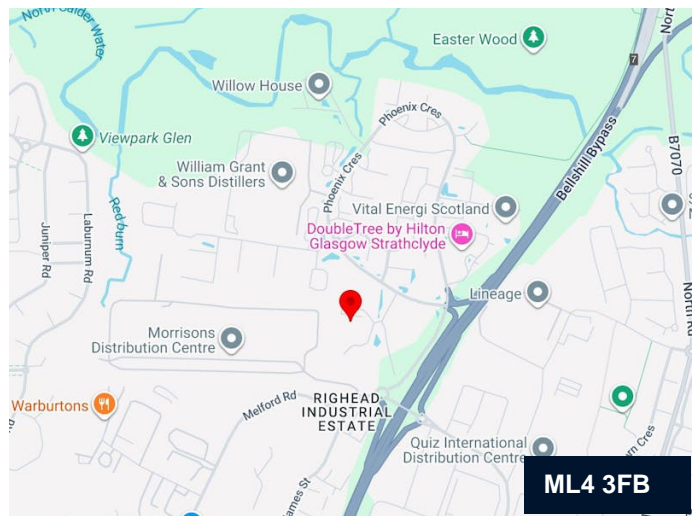
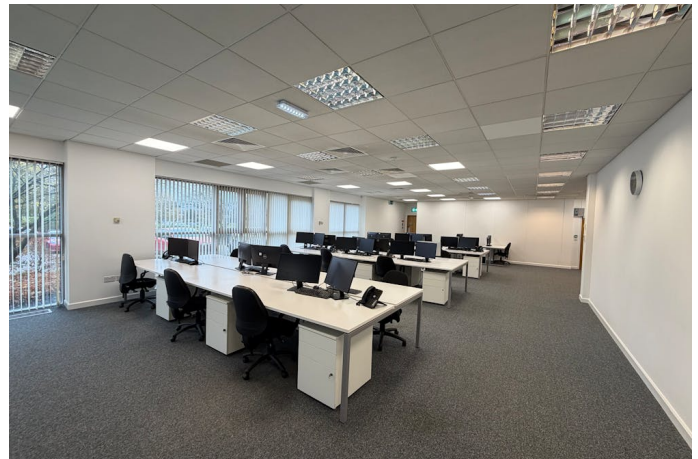
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