

TO LET - OFFICE

NEW ALDERSTON HOUSE

4 Dove Wynd, Strathclyde Business Park, Bellshill, ML4 3FB



Key Highlights

- 69 to 10,300 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 second floor offers up to 10,000 sq ft, which can be subdivided to suit requirements from circa 3,000 sq ft. For smaller needs, the lower floors provide serviced office suites with an all-inclusive package including rent, service charge, utilities, IT, and other standard costs. All serviced office suites are also exempt from Business Rates.

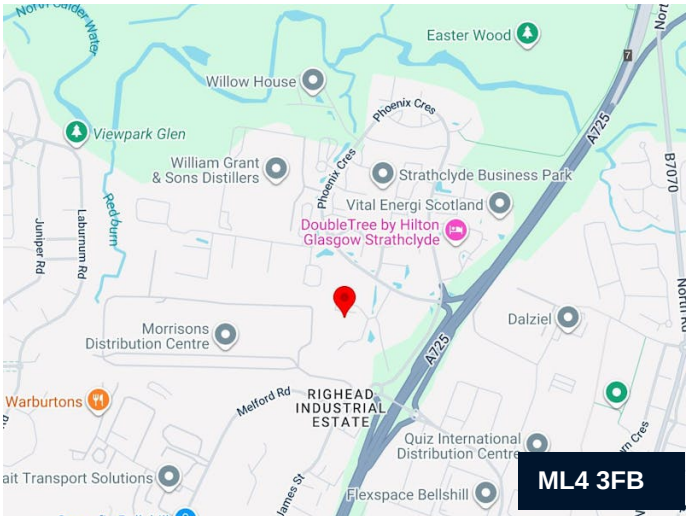
Location

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 - G3	3 Desks	£450 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G08/09	6 Desks	£1,500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G14	3 Desks	£600 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G15	25 Desks	£6,250 /month ALL INCLUSIVE RENTAL FIGURE	£9,695 /annum
Suite - G21b	2 Desks	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G22	4 Desks	-	On Application
Suite - G25	2 Desks	£500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G27	2 Desks	£500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G28	1 Desks	£175 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G29	1 Desks	-	On Application
Suite - G30a	2 Desks	£350 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - G30b	2 Desks	£400 /month ALL INCLUSIVE RENTAL FIGURE	n/a



Name	Size	Rent	Rates Payable
Suite - F002	8 Desks	£200 /month	On Application
Suite - FO03	8 Desks	£1,600 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - FO04	10 Desks	£2,500 /month ALL INCLUSIVE RENTAL FIGURE	n/a
Suite - FO06	4 Desks	£600 /month ALL INCLUSIVE RENTAL FIGURE	n/a
2nd - S Floor	10,300 sq ft	£12.50 /sq ft	£5.85 /sq ft

Specification

- Comfort Cooling
- Raised Access Floors
- Suspended Ceilings
- Manned reception
- Serviced office and meeting room hire onsite
- Ability to create bespoke size offering

Letting Information

Date available: Now
Letting type: Commercial

Business Rates

Rates payable: £5.85 per sq ft
(based upon Rateable Value: £106,000)
Based on 2024 Rates Revaluation

Contact

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