

TO LET - OFFICE

NEW ALDERSTON HOUSE

3 Dove Wynd, Bellshill, ML4 3FB



Key Highlights

- 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, a commissionaire manned reception and features an impressive full-height atrium. The second floor offers 10,300 sq ft, which can be subdivided to suit requirements from circa 3,000 sq ft.

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 the following areas:

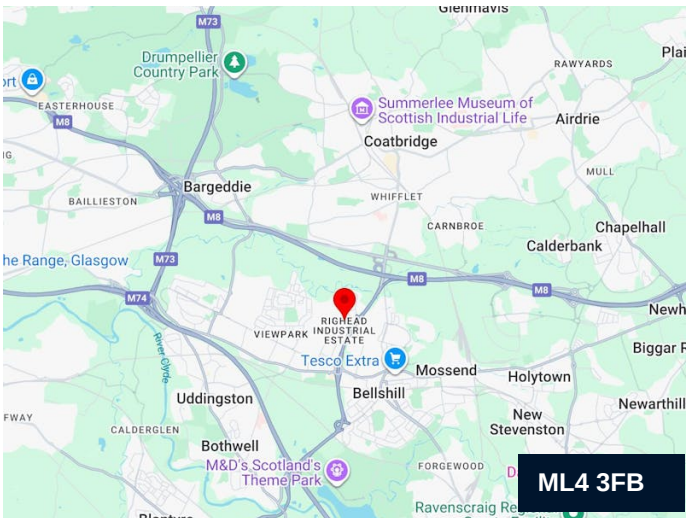
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Availability
2nd - S Floor	10,300	£12.50	£5.06	Available
Total	10,300	£12.50	£5.06	

Specification

- Comfort cooling
- Raised access flooring
- Suspended ceilings
- Commissionaire manned reception
- Serviced office and meeting room hire on-site
- Ability to create bespoke size offering

Business Rates

Rates payable: £5.06 per sq ft



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