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A development by

**FUSION** assets  
Property Investment Partnerships



SCOTTISH  
PARTNERSHIP *for*  
REGENERATION *in*  
URBAN  
CENTRES



SAT NAV: ML4 3PU

**TO LET**  
**UNITS 1.1-1.3**  
**8,800 SQ FT**

# WESTERN **CAMPUS**

STRATHCLYDE BUSINESS PARK  
BELLSHILL

- DEDICATED YARD AND CAR PARKING
- BRAND NEW INDUSTRIAL ACCOMMODATION
- 24,000 SQ FT ALREADY LET & 8 UNITS OCCUPIED

**Colliers** **GVA**  
INTERNATIONAL



# WESTERN CAMPUS

STRATHCLYDE BUSINESS PARK  
BELLSHILL ML4 3PU

## LOCATION

Western Campus is located within Strathclyde Business Park which was established in 1990 and is now recognised as being Scotland's premier commercial business location. The Park has a wide array of facilities and amenities including a hotel, restaurant, retail parade, children's nursery and gymnasium.

Strathclyde Business Park fronts the A725 Bellshill Bypass which links the M8 and M74 motorways. Glasgow city centre is approximately 14 miles west.

Western Campus is located at the western periphery of the Park at the northern end of Starling Way. The location of the development is shown on the aerial below.



**STRATHCLYDE**  
BUSINESS PARK

## DESCRIPTION

Specification highlights include:

- Eaves height ranging from 5.4m to 6m
- Fluorescent lighting throughout
- 3 Phase power, gas supply
- Electrically operated vehicular access doors
- Ability to create offices and WC's
- Some units with dedicated yard areas
- Dedicated parking
- Potential for grant assistance

## TERMS

The units are available to lease with further information available from the joint letting agents.

## EPC

EPC's will be available on completion.

## FURTHER INFORMATION

Iain Davidson  
0141 226 1056  
iain.davidson@colliers.com

Craig Semple  
0141 305 6314  
craig.semple@gva.co.uk

Kate Anderson  
0141 305 6384  
kate.anderson@gva.co.uk



**0141 226 1000**  
www.colliers.com/uk/industrial

**GVA**

**0141 300 8000**  
gva.co.uk

[www.westerncampusbellshill.com](http://www.westerncampusbellshill.com)

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