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A development by

FUSION
Property Investment Partnerships



SAT NAV: ML4 3PU

TO LET
UNIT 2.3
5,000 SQ FT

WESTERN CAMPUS

STRATHCLYDE BUSINESS PARK
BELLSHILL

- CAR PARKING AND CUSTOMER ENTRANCE LOCATED AT THE FRONT OF THE UNIT
- DEDICATED YARD SPACE AT REAR
- 24,000 SQ FT ALREADY LET & 8 UNITS OCCUPIED

Colliers
INTERNATIONAL **GVA**



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

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