



# WESTERN CAMPUS STARLING WAY

**Strathclyde Business Park, Bellshill, ML4 3PM**

To Let - New High Quality Commercial Units from 2,500 sq ft - 5,000 sq ft



## KEY HIGHLIGHTS

- Strategic location within Scotland's premier commercial business location
- Fast and easy access to M74 and M8 via A725
- 24/7 monitored CCTV with regular security patrols
- New energy efficient units
- Use Classes 4, 5 and 6
- Significant amenity within Strathclyde Business Park



## LOCATION

Western Campus is located within Strathclyde Business Park which was established in 1990 and is now recognised as 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.

## DESCRIPTION

Western Campus has been developed in a triple terrace format to provide a variety of unit sizes.

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 have dedicated yard areas
- Dedicated parking

## ACCOMMODATION

The available units are between 232.25 sq m and 464.51 sq m (5,000 sq ft).

UNIT 1.1	SQ FT
Unit 1.3	2,500
Unit 2.3	5,000
Unit 3.1	3,700





## EPC

EPCs are available on request.

## VAT

All price and other costs quoted are exclusive of VAT.

## QUOTING TERMS

The units are available to lease on Full Repairing and Insuring terms. For further information please contact the letting agents.

## VIEWING AND FURTHER INFORMATION

Strictly by prior arrangements with the letting agents:

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction and this will include any Land & Buildings Transactions Tax, Registration Dues and VAT payable thereon.

## CONTACT

For further information please contact:

### **Ross Sinclair**

rsinclair@savills.com  
0141 222 4145

### **Jonathon Webster**

jonathon.webster@savills.com  
0141 222 4114



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