

TO LET - OFFICE

# NEW ALDERSON HOUSE

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



## Key Highlights

- 3,000 to 10,000 sq ft
- Ability to have super fast internet connection
- Raised access floors
- Male and female toilets on each floor
- Air conditioning
- Suspended ceiling with recessed lighting
- Lift access
- Windows on four elevations

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## Location

New Alderston House is located within Strathclyde Business Park which is situated on the A725 between the M8 and M74 Motorways.

Strathclyde Business Park is a well established, quality business park benefitting from a stunning mature landscape with fountains and on-site facilities including 2 restaurants, a range of food outlets, convenience store, free ATM facilities and hairdressers.

This is an excellent location providing direct access to Scotland's transport network via the M8, M74 and M80 motorways. Public transport is also well provided with a daily shuttle bus operating every 15 minutes and 4 railway stations within a 4 mile radius.

A Car Share Scheme is also active on the Park.

## Description

New Alderston House is a stand alone office providing excellent open plan office accommodation over 3 floors. The premises benefits from excellent natural light and a large feature 3 storey atrium.

The remaining space on the 2nd floor can be split to accommodate requirements from c.3k sq ft to 10k sq ft.

Citibase run a serviced office on the lower floors offering smaller suites on an all inclusive basis with the ability to use meeting rooms etc.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	10,000	929.03	Available
<b>Total</b>	<b>10,000</b>	<b>929.03</b>	

## 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

## Contact

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