/INDURENT



Industrial

UNIT 3.4 | WESTERN CAMPUS BUSINESS PARK

Strathclyde Business Park, Bellshill, ML4 3PU

UNIT 3.4 | 2,005 SQ FT

Versatile, high quality industrial unit in a premier industrial location

Due to be available towards the end of Q3 2026, Unit 3.4 is a high quality industrial unit. The modern space benefits from LED lighting and electrically operated vehicle level access door. Each unit has dedicated parking.
The unit is suitable for a variety of uses to include light industrial, manufacturing, retail warehouse/trade counter or, more simply, safe and secure storage space.
The units have 3 phase power and gas supply. Western Campus also benefits from 24/7 monitored CCTV with regular security patrols.

Lease Type	New



Unit Summary

- 24 Hour Access
- LED Lighting
- Flexible Space
- Well Maintained Estate
- Car Parking
- WC Facilities

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£21,500.00	£10.72
Rates	£7,257.60	£3.62
Maintenance Charge	£3,007.50	£1.50
Insurance	£401.00	£0.20
Total Cost	£32,166.10	£16.04

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

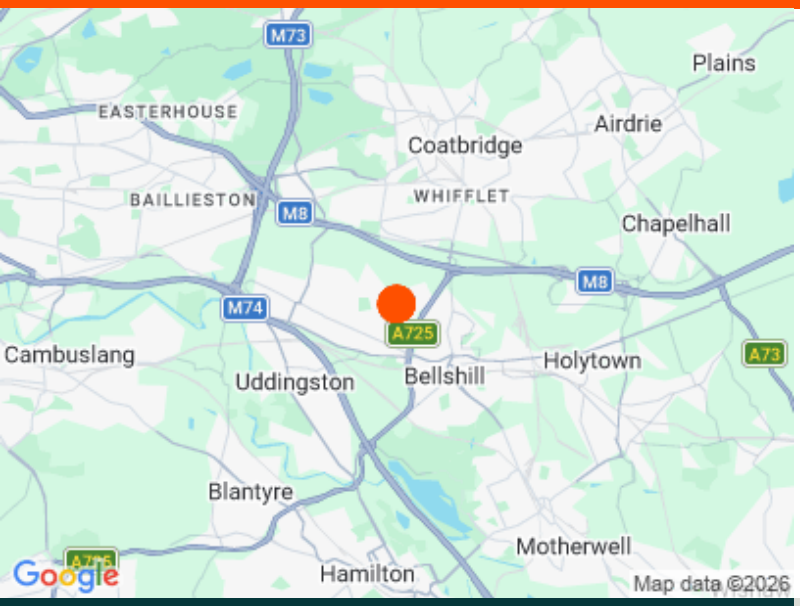
For more info please visit: unit.info/UIP0101053

+44(0) 808 169 7554

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Location

Western Campus is located near Glasgow City Centre.

Road
A725: <1 mile

Airport
Glasgow Airport: 20 miles

Rail
Glasgow Railway: 8 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (43)

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Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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