/INDURENT



Industrial

UNIT 3.7 | WESTERN CAMPUS BUSINESS PARK

Strathclyde Business Park, Bellshill, ML4 3PU

UNIT 3.7 | 3,263 SQ FT

Industrial unit with Office Accommodation

Due to be available towards the end of Q3 2026, Unit 3.7 is a high quality end of terrace industrial unit. The modern space benefits from two pedestrian access doors, a corner window providing natural light 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

- Office Accommodation
- Well Maintained Estate
- 24 Hour Access
- LED Lighting
- Car Parking
- WC Facilities

View Floor Plans

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£30,800.00	£9.44
Rates	£11,124.00	£3.41
Maintenance Charge	£4,894.50	£1.50
Insurance	£652.60	£0.20
Total Cost	£47,471.10	£14.55

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.

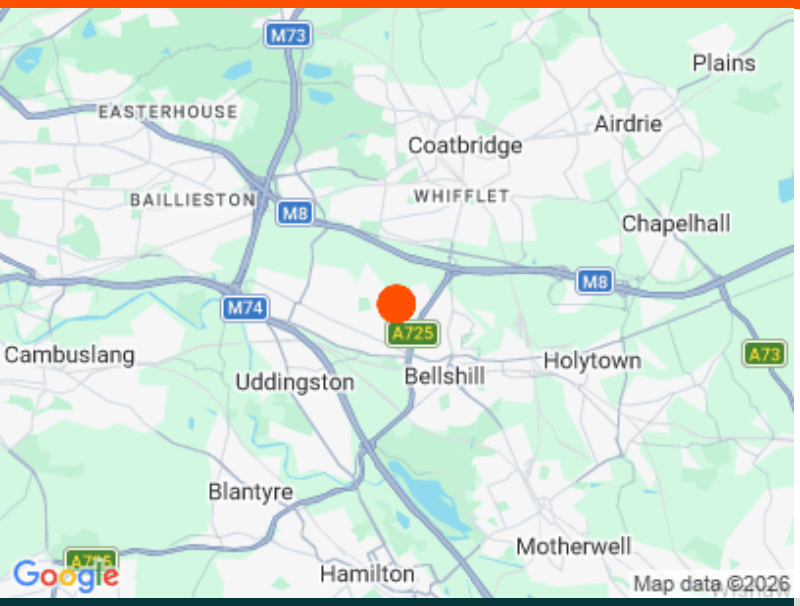
For more info please visit: unit.info/UIP0101056

+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	A (11)

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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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