Unit 3.2 Western Campus

STRATHCLYDE BUSINESS PARK, BELLSHILL, ML4 3PU

To Let - Terraced Industrial Warehouse

2,005 sq ft (186.27 sq m)



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KEY HIGHLIGHTS

- **3-Phase Power Supply**
- **Electric Roller Shutter Door**
- **Communal loading/car parking**
- **5-6m Eaves**
- **Office Accommodation**

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.

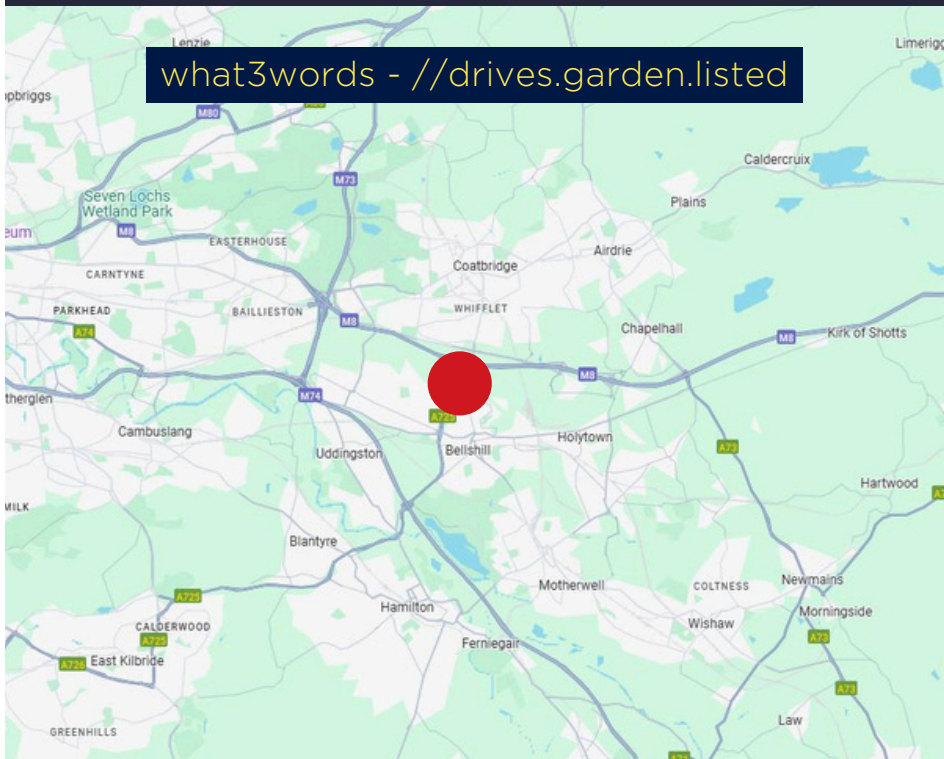
Western Campus is located at the western periphery of the Park at the northern end of Starling Way.

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
- Electrically operated vehicular access doors
- Office accommodation
- Communal yard/loading
- Communal parking





3.7 Western Campus

ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Unit 2.3	2,005	186.27

LEASE TERMS

Lease terms available via the agent.

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

RATEABLE VALUE

The property is entered in the valuation role as: £23,250 (April 2023).

CONTACT

For further information please contact the letting agents on:

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