TO LET
15,075 SQ FT (1,400.50 SQ M)

HIGHLY SPECIFIED HYBRID SPACE IN A QUALITY BUSINESS PARK ENVIRONMENT

NO.3 PHOENIX CRESCENT

STRATHCLYDE BUSINESS PARK, BELLSHILL ML4 3NJ



*IMAGE ENHANCED TO SHOW POST REFURBISHMENT OF ROOF

SCOTLAND'S PREMIER BUSINESS PARK

Strathclyde Business Park is Scotland's premier business park location, positioned in the heart of Scotland's Central Belt. The Park is located west of the A725 and south of Shawhead Interchange which links directly to the M8 running east to west and to the M73 linking the M80 running north. Raith Interchange lies 2.5 miles south, connecting to the M74.

The Park is the ideal location, provides a unique mature landscape working environment which is well maintained and there are a variety of onsite amenities including a Hilton Doubletree and a Livingwell health club.



EXCELLENT CONNECTIVITY

The Park boasts excellent links for all forms of transport, to all parts of Scotland with quick access by car to the M8, M74, M73 and the M80.





HIGHLY SPECIFICED

The property is one of three unique buildings rarely available on the market. It offers a high office content over two storeys served by ample car parking plus a 10,000 sq ft warehouse/production space with lots of natural daylight via a central glazed cupola.

With a striking entrance feature and well maintained grounds, the building would serve well as a statement headquarter facility and would be easy to convert for a variety of uses within the emerging life sciences sector. Equally it could accommodate more standard industrial uses where a good provision of offices is essential.

Expansion is also possible to both the building and yard.



*CGI OF PROPOSED REFURBISHMENT

NEW CEILING GRIDS AND LIGHTING PLUS HIGH QUALITY CARPETING

OFFICE SPACE TO BE FULLY REFURBISHED

OPTION TO INSTALL A YARD OR AMEND LOADING FACILITIES

SPECIFIC TENANT'S REQUIREMENTS CAN BE ACCOMMODATED

NEW WCS / SHOWERS WITH CONTEMPORARY FINISHES





3 PHOENIX CRESCENT
BELLSHILL ML4 3NJ

Accommodation

Warehouse / Production	9,885 sq ft	918.38 sq m
Ground Floor Offices	2,608 sq ft	242.28 sq m
First Floor Offices	2,582 sq ft	239.84 sq m
Total	15,075 sq ft	1,400.50 sq m

The property offers future expansion capability of circa 375 sq m (4,037 sq ft).

Rateable Value

The value from 1 April 2026 is £133,000

Terms

The property is offered on a new full repairing and insuring basis for a term to be agreed. Rental terms are available on application.

VAT

All costs are quoted exclusive of VAT at the standard rate. Our client has elected to charge VAT.

Energy Performance Certificate

Targeting EPC A following refurbishment.

Anti-Money Laundering Regulations

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will be required to disclose all relevant information prior to conclusion of missives required to enable the agents to meet their respective obligations under the Regulations.

Further Information

Contact the sole agents:

Ryden.co.uk
0141 204 3838

Alan Gilkison
07770 331 525
alan.gilkison@ryden.co.uk

Tom Conway
07827 197 068
tom.conway@ryden.co.uk

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. August 2026