

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 Q1 2025, 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	£21,600.00	£10.77
Rates	£7,660.80	£3.82
Maintenance Charge	£3,007.50	£1.50
Insurance	£401.00	£0.20
Total Cost	£32,669.30	£16.29

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.

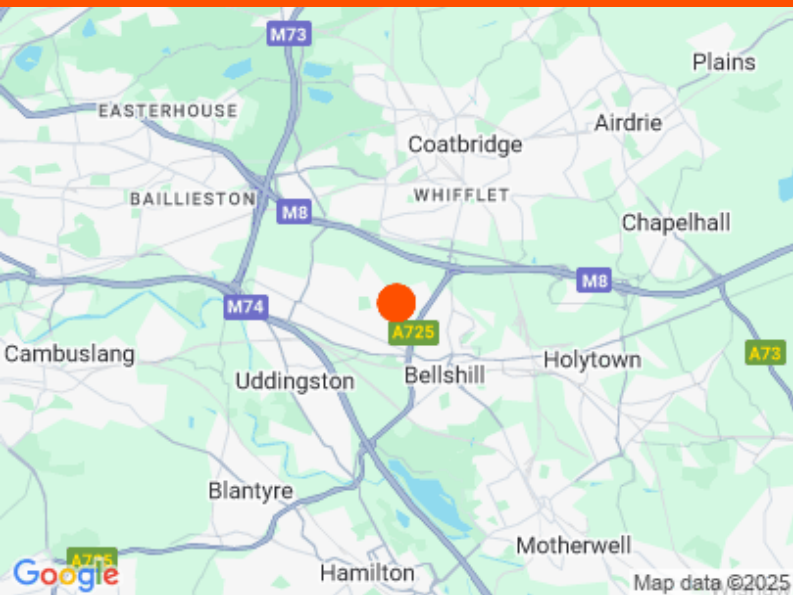
For more info please visit: unit.info/UIP0101053

+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)

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"



+44(0) 808 169 7554



enquiries@indurent.com

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www.indurent.com

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