## **TO LET** High Quality Commercial Units 1,500 - 15,864 SQ FT (139 - 1,473 SQ M)





# WESTERN CAMPUS

- ANTICIPATED COMPLETION MAY 2016
- NEW ENERGY EFFICIENT UNITS
- CAPABLE OF COMBINATION TO MEET LARGER REQUIREMENTS
- STRATEGIC LOCATION WITHIN SCOTLAND'S PREMIER COMMERCIAL BUSINESS LOCATION
- FAST AND EASY ACCESS TO M74 AND M8 VIA A725
- USE CLASSES 4,5 AND 6





ANTICIPATED COMPLETION

A development by FUSCO



#### WESTERN CAMPUS STRATHCLYDE BUSINESS PARK BELLSHILL ML4 3BF 0

#### LOCATION

Western Campus is located within Strathclvde Business Park which was established in 1990 and is now recognised as being 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 A8/ 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. The location of the development is shown on the map below.



#### DESCRIPTION

Western Campus will provide a variety of unit sizes capable of combination to meet larger demands. The base unit sizes are as noted in the table, however, these may be subject to change.

Specification highlights include:

- Eaves height ranging from 5.4m to 6m
- Fluorescent lighting throughout
- 3 Phase power, gas supply Electrically operated vehicular access doors Ability to create offices and WC's
- Some units with dedicated yard areas
- Dedicated parking Potential for grant assistance

#### TERMS

The units will be available to lease with further information available from the letting agents, Colliers International.

**EPC** 

EPC's will be available on completion.

### **FURTHER INFORMATION**

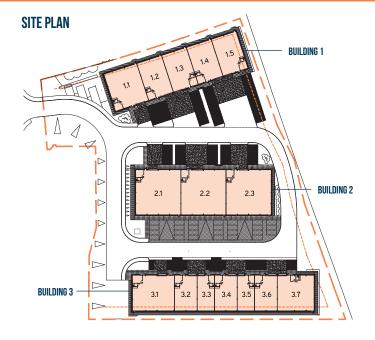
By contacting the sole agents:

lain Davidson

0141 226 1056 iain.davidson@colliers.com



www.colliers.com/uk/industrial



BUILDING ONE	SQ FT	SQ M
UNIT 1.1	3,300	306.58
UNIT 1.2	2,500	232.25
UNIT 1.3	2,500	232.25
UNIT 1.4	2,500	232.25
UNIT 1.5	2,500	232.25
BUILDING TWO	SQ FT	SQ M
UNIT 2.1	5,000	464.51
UNIT 2.2	5,000	464.51
UNIT 2.3	5,000	464.51
BUILDING THREE	SQ FT	SQ M
UNIT 3.1	3,740	347.45
UNIT 3.2	1,988	184.69
UNIT 3.3	1,500	139.35
UNIT 3.4	1,988	184.69
UNIT 3.5	1,500	139.35
UNIT 3.6	1,988	184.69
UNIT 3.7	3,230	300.07

Misrepresentation Act: Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themse by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relatic this property. December 2015. Colliers International is the licensed trading name of Colliers International Business Space UK LLP which is a limited liability partnership registered in England and Wales registered number OC391631. Our registered office is at 50 George Street, London W1U 7GA. tute anv part of an relation to