

# TO LET

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

ON SITE NOW  
ANTICIPATED COMPLETION  
MAY 2016

WESTERN CAMPUS • STRATHCLYDE BUSINESS PARK • BELLSHILL • ML4 3BF



## 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

A development by **FUSION** assets



EUROPE & SCOTLAND  
European Regional Development Fund  
Investing in your Future



# M8 ROAD UPGRADE ANTICIPATED COMPLETION 2017



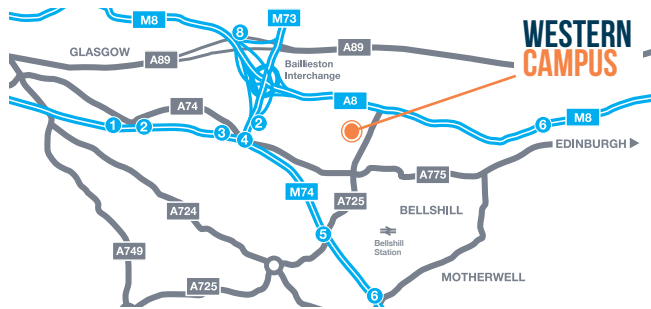
WESTERN CAMPUS • STRATHCLYDE BUSINESS PARK • BELLSHILL • ML4 3BF

## LOCATION

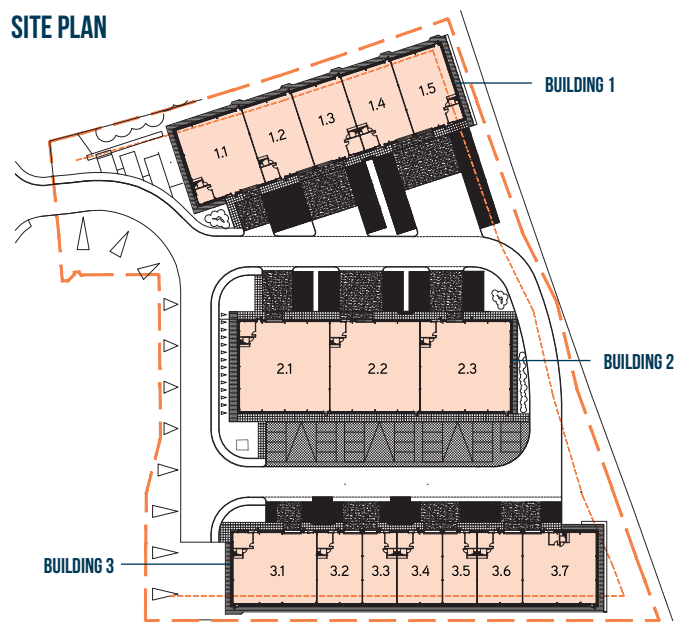
Western Campus is located within Strathclyde Business Park which was established in 1990 and is now recognised as being Scotland's premier commercial business location. The Park has a wide array of facilities and amenities including a hotel, restaurant, retail parade, children's nursery and gymnasium.

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.



## SITE PLAN



## 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:

**Iain Davidson**  
0141 226 1056  
iain.davidson@colliers.com



**0141 226 1000**  
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