

# Dalziel house.

**TO LET**

**4,856 SQ FT MODERN  
OFFICE SPACE WITH 20  
DEDICATED CAR SPACES**

LARK WAY, STRATHCLYDE BUSINESS PARK, BELLSHILL ML4 3RB

# the west of Scotland's premier out of town business park

## LOCATION

Strathclyde Business Park is one of the West of Scotland's premier business park locations, 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 on to the M73 linking to the M80 running north. The Raith Interchange junction is 2.5 miles south of the Park, connecting to the M74 running south.

Strathclyde Business Park is the ideal location for businesses looking to be located in the Central Belt and it provides a unique working environment that is complimented by excellent surrounding amenities and leisure facilities for the staff to enjoy both during and after work. The Park boasts excellent links for all forms of transport, to all parts of Scotland with quick access by car to the M8, M74 and the M80.





# flexible floor plate suitable for sub-division

INDICATIVE IMAGE

## SPECIFICATION

The property comprises a modern, two storey office building. Once refurbished the space will provide the following modern specification:

- Modern refurbished office suite
- Open plan flexible floor plan, can be sub-divided to suit
- Suspended ceiling with modern recessed LED lighting
- Brand new high efficiency air conditioning system
- Raised access floor with new carpet tiles
- Double glazed windows on three elevations provide excellent natural daylight
- Lift access
- Male, female and disabled toilet facilities
- 24 hour building access
- Dedicated on-site car parking
- Equality Act compliant
- The Park benefits from extensive CCTV coverage and 24 hour security patrols

## ACCOMMODATION

The available accommodation extends to the following approximate Net Internal floor area.

Floor	Sq Ft	Sq M	Parking
First	4,865	451	20





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## ENERGY PERFORMANCE

The property has an Energy Performance Rating of D.

## VAT

All prices, premiums and rents etc., are quoted exclusive of VAT which is payable at the current rate.

## LEASE

The accommodation is available to lease on new Full Repairing and Insuring lease terms, for a period to be agreed.

## VIEWING

For viewing and further information, please contact the joint agents:

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