

# TO LET

MODERN GROUND FLOOR OFFICE

NIA: 511 SQ M (5,500 SQ FT)

High Quality Office Space

Air Conditioning

Rare letting opportunity

Adequate On-Site Parking

Rental on application



[CLICK HERE FOR LOCATION](#)



GROUND FLOOR, CARNBROE HOUSE, 1 FINCH WAY, STRATHCLYDE BUSINESS PARK, BELLSHILL, ML4 3PE

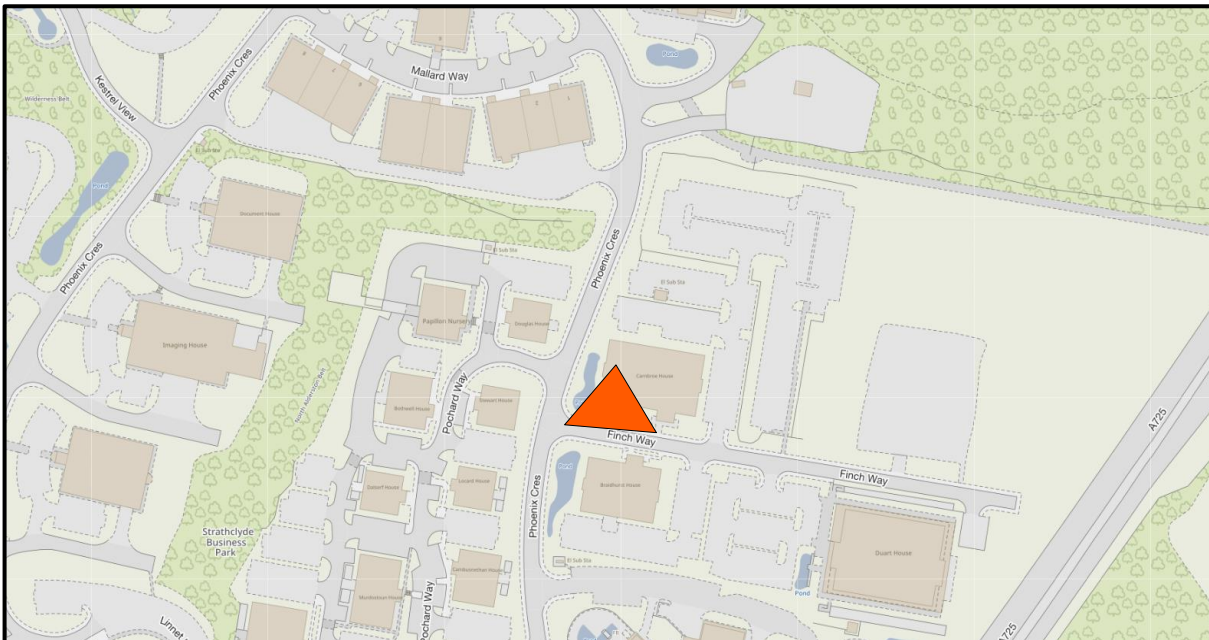
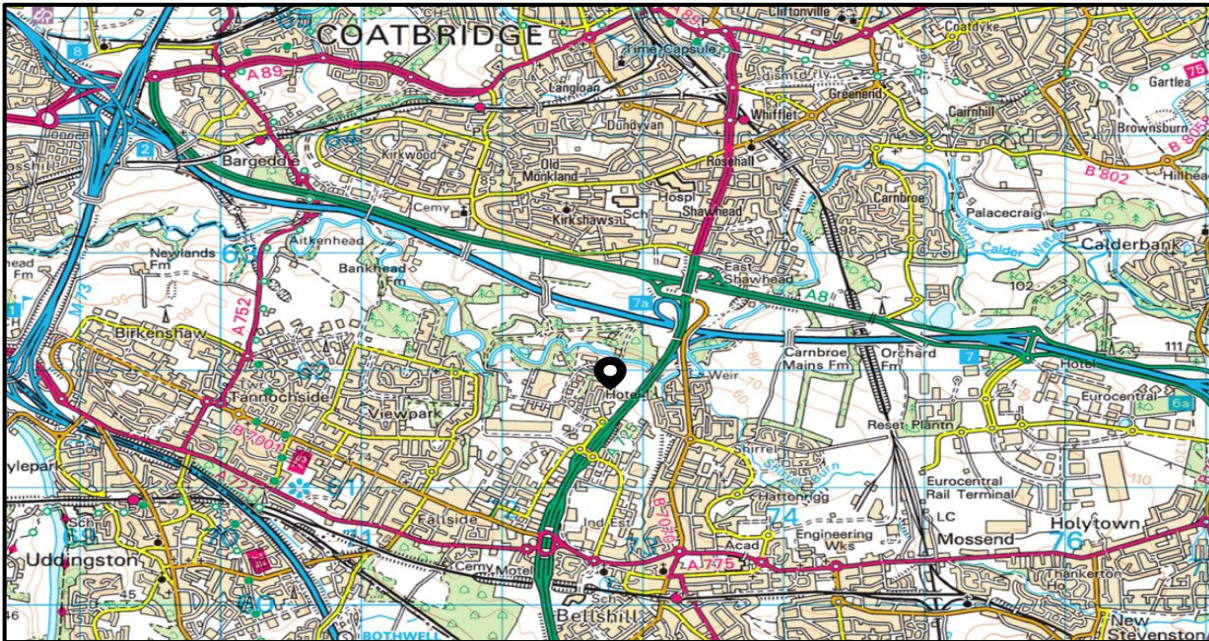
CONTACT: Calvin Molinari BSc (Hons) MRICS | [c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk) | 0141 331 2807 - 07920 824 408  
Fraser McDonald BSc (Hons) | [fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk) | 0141 331 2807 - 07551 173 132





# Location

GROUND FLOOR, CARNBROE HOUSE, 1 FINCH WAY, STRATHCLYDE BUSINESS PARK, BELLSHILL, ML4 3PE



The subjects are located within the popular Strathclyde Business Park, a Premier Business location in the North Lanarkshire town of Bellshill.

Strathclyde Business Park is an established, purpose built Business Park positioned on the north side of Bellshill. The Park is strategically positioned a short distance south of the Shawhead Interchange which links directly to the M8 motorway running between Edinburgh and Glasgow. The A725 links in with the M74 motorway which in turn provides access to the wider motorway network throughout Scotland.

Within the Park, occupiers comprise a mix of local, regional and national businesses, including the Doubletree Hilton Hotel.

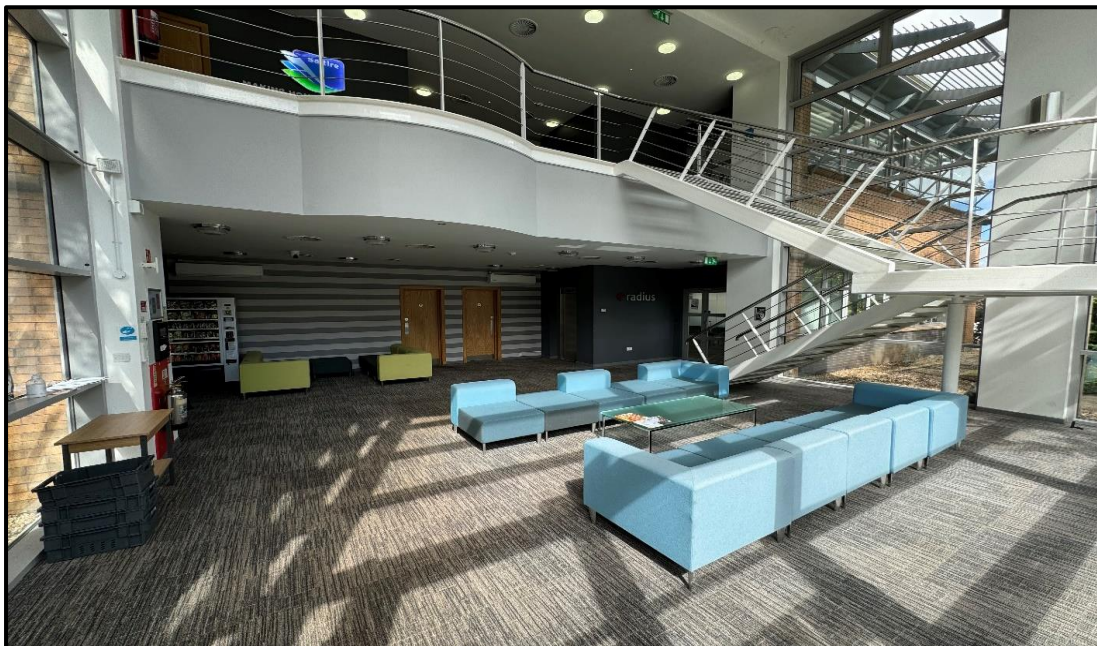


[CLICK HERE FOR LOCATION](#)



# Description

GROUND FLOOR, CARNBROE HOUSE, 1 FINCH WAY, STRATHCLYDE BUSINESS PARK, BELLSHILL, ML4 3PE



The subjects comprise part of the ground floor contained within a modern refurbished two-storey office building. Upon entry to the building, there is a large bright reception area, the subject property is entered via a secure door entry system.

The subjects benefit from:

- Air conditioning
- Lift access to first floor
- Adequate on-site parking
- Dedicated kitchen
- Male & female toilets
- High quality common area
- LED lighting throughout

## ACCOMMODATION

	SQM	SQFT
Ground Floor Left	511	5,500
<b>TOTAL</b>	<b>511</b>	<b>5,500</b>

*The above floor areas have been provided on a Net Internal Floor Area basis (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition).*



## RENT

Rental on application.

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £78,500.

The rate poundage for 2024/2025 is 51.1p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

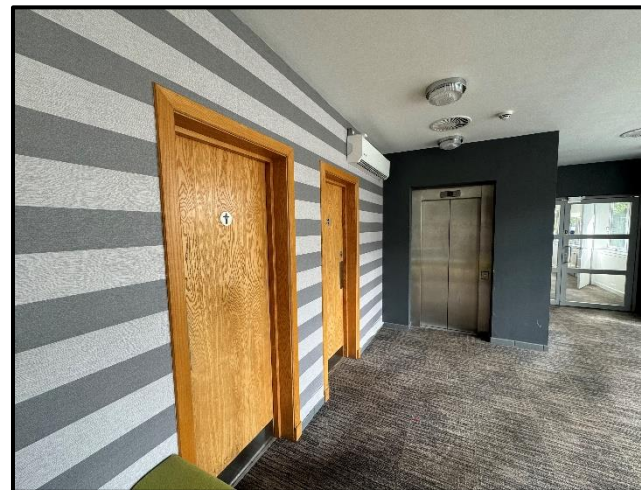
A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Calvin Molinari**

[c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)

M: 07920 824 408



**Fraser McDonald**

[fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)

M: 07516 513 762

### Shepherd Chartered Surveyors

2<sup>nd</sup> Floor, Afton House, 26 West Nile Street,  
Glasgow, G1 2PF

t: 0141 331 2807



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)

