

Available on  
flexible all  
inclusive lease  
terms



Last floor remaining

🏠 22,612 sq ft available immediately

🚗 126 parking spaces

# MERCURYHOUSE

1 Dove Wynd Strathclyde Business Park, Bellshill, ML4 3AL

# STRATHCLYDE BUSINESS PARK

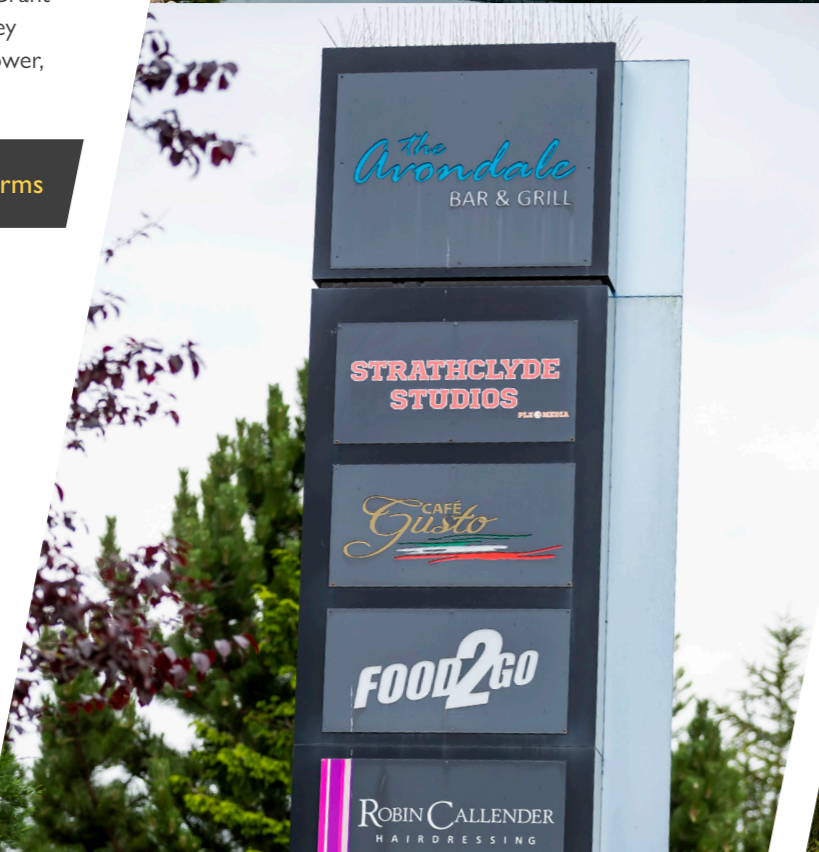
Strathclyde Business Park provides over 1.4 million sq ft of business and amenity space within a high quality setting of approximately 155 acres. The Park is home to over 240 businesses and over 6,300 staff with major occupiers including: William Grant & Sons Distillers, Tarmac, McLaughlin & Harvey Construction, Scottish Enterprise, Scottish Power, Wood Group and NG Bailey.

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## Retail

Several onsite retail facilities including:

- Avondale Bar & Grill
- Café Gusto
- Post office
- Shop Local
- On-site ATM
- Papillon Nursery
- Double Tree by Hilton
- Livingwell Health Club
- Robin Callender Hairdresser



The available accommodation comprises the whole of the second floor providing a net internal floor area of 22,612 sq ft



126 demised car parking spaces are provided

## THE BUILDING

Mercury House is entered via an attractive reception foyer leading from a highly attractive mature landscaped setting.

The second floor of Mercury House provides a large expansive single floorplate with extensive natural daylight provision on all 4 elevations and two central lightwell features.

### The key specification highlights are as follows:

- Two passenger lifts
- Air conditioning
- Raised access flooring
- Suspended ceiling system incorporating recessed light fittings
- Three separate male and female toilet cores
- Disabled person toilet facility
- Two private shower facilities
- Two fitted breakout areas
- Private meeting room provision

## Transport links

Positioned west of the A725 and south of Shawhead interchange which links directly to the M8 running north. The Raith Interchange junction is 2.5 miles south of the Park, connecting the M74 running south.

### 4 train stations within 4 mile radius:

- Bellshill Station - 2 miles from the Park
- Whifflet Station - 2 from the Park
- Uddingston Station - 3 miles from the Park
- Motherwell Station - 4 miles from the Park
- Several buses service the park and surrounds  
299 / 201 / 235 / 236 / 240



# MERCURYHOUSE

- ◀ TRAIN STATION DIRECTION
- BUS STOP
- 📍 MERCURY HOUSE
- ◀ LANDMARK DIRECTIONS



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**Viewing:** For further information please contact the joint lettings agents:

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