



# DUART HOUSE

## STRATHCLYDE BUSINESS PARK, BELLSHILL

### LOCATION

Situated in the 'golden triangle' of the M8, M74 and M80, Strathclyde Business Park has immediate access to Scotland's transport network.

### DESCRIPTION

Avondale House, located at the entrance to Strathclyde Business Park, is conveniently located on the M8 corridor providing access to the central Scotland motorway network. The Park is served by good public transport links with regular bus services to nearby Bellshill for onward rail connections to Glasgow and Edinburgh.

The Park provides a unique parkland with attractive water features ideal with a great range of facilities including: Hilton Hotel with restaurant and gym, Avondale Bar and Grill and a selection of sandwich shops. Suites are available on either short term flexible serviced basis or a long term lease basis. Full details available on request.



### SPECIFICATION

- Grade A office accommodation
- Serviced offices, including access to kitchen, meeting room and break out space
- 150mm void inc raised access floors
- Male, female and accessible toilets including shower facilities
- DDA Compliant
- Car parking spaces included (ratio 1:250) additional spaces available
- Suspended ceilings with recessed modern lighting
- Fully IT enabled (cabling, broadband and telephone)
- EPC "C" rated.



### VIEWING AND FURTHER INFORMATION



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