

# TO LET

MODERN GROUND FLOOR OFFICE

NIA: 693.04 SQ M (7,460 SQ FT)

High Quality Office Space

Air Conditioning

Rare letting opportunity

Adequate On-Site Parking

Rental on application



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

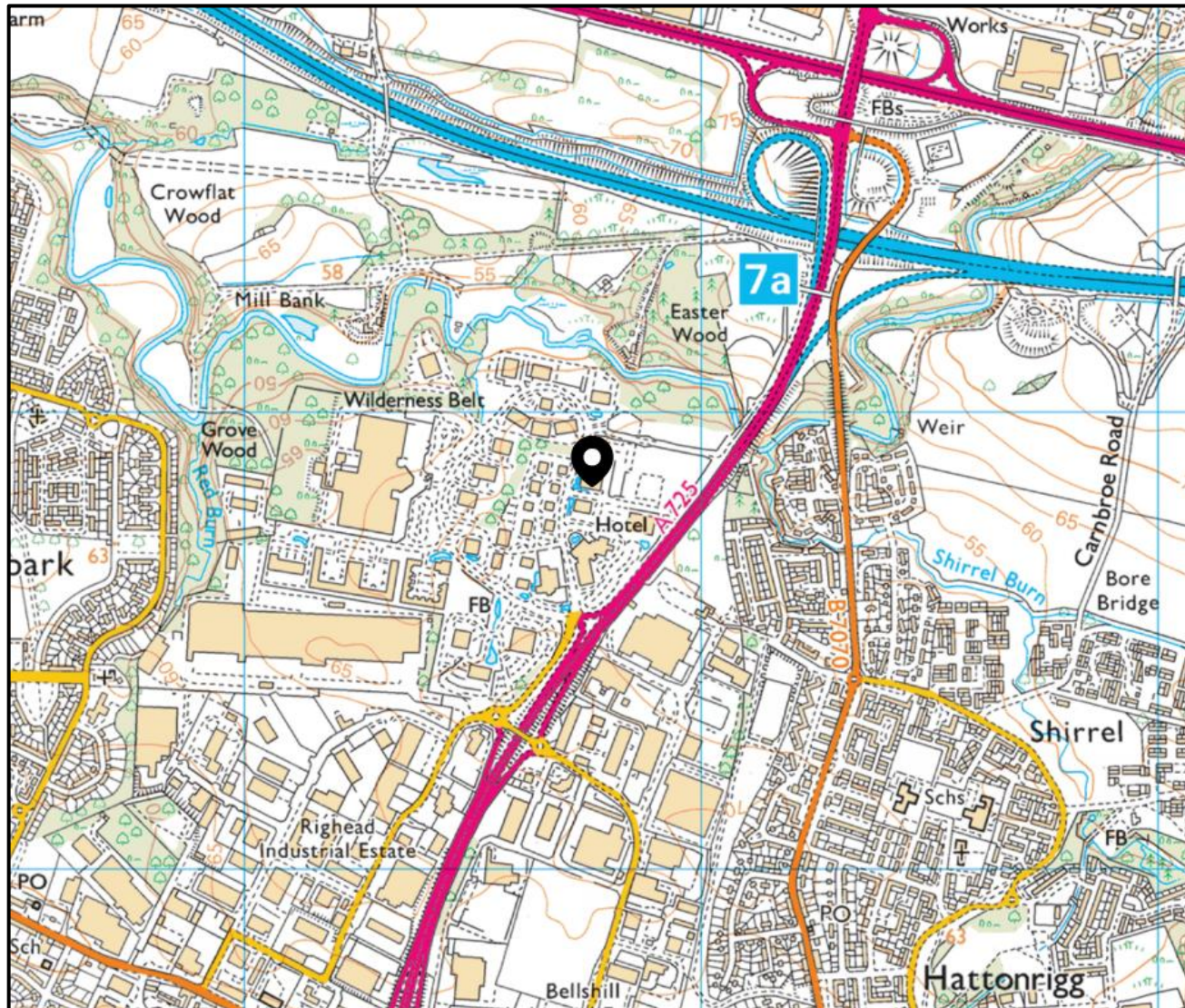
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# Location

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.

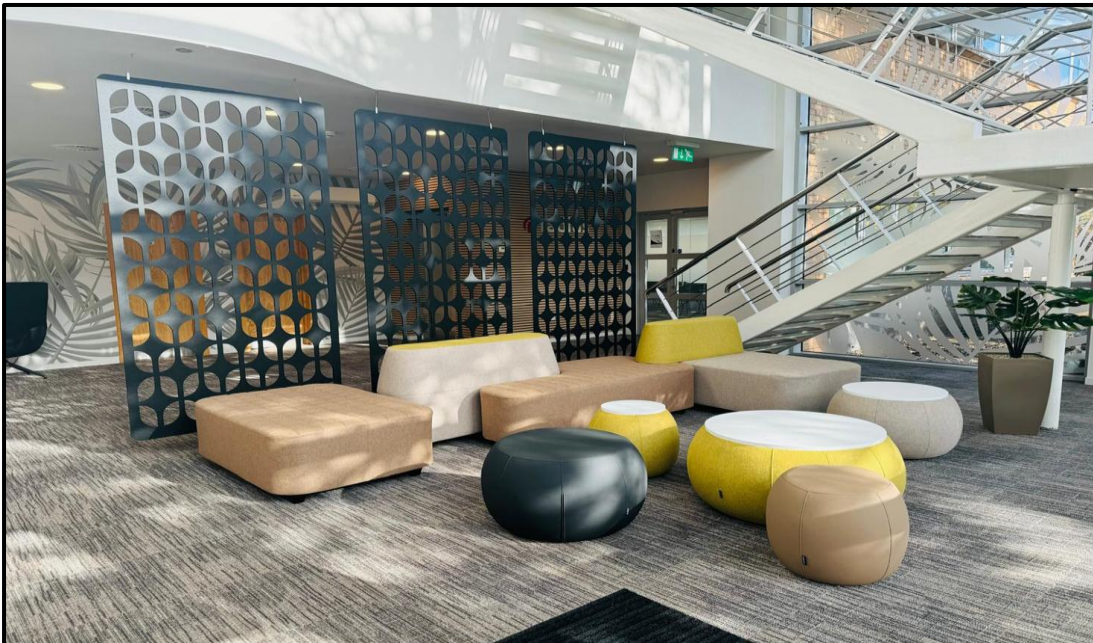


[CLICK HERE FOR LOCATION](#)



# 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	693.04	7,460
<b>TOTAL</b>	<b>693.04</b>	<b>7,460</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 £52,000.

The rate poundage for values between £51,001 & £100,000 for period 2026/27 is 53.5p 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.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised: **March 2026**.



## Get in Touch

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



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### 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.

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