

# CAMPBELL HOUSE & HERMISTON HOUSE

GREENSIDE ROAD  
NEWHOUSE ML1 5SB

## TO LET

Two Newly Refurbished High Quality Office  
Pavilions from 3,000 sq ft to 6,000 sq ft

BO'NESS RD B799

RENTS FROM  
£8.00 PER SQ FT



# CAMPBELL HOUSE & HERMISTON HOUSE

## LOCATION

The subjects are situated in Newhouse, North Lanarkshire, located 16 miles east of Glasgow and 31 miles west of Edinburgh. Newhouse is a key road interchange in Central Scotland linking the M8 motorway with the A8 dual carriageway.

The subjects benefit from access to excellent road connections, being situated at the newly constructed junction of the M8 motorway link project, providing access to the rest of the central Scotland road network.



## DESCRIPTION

The buildings comprise of two separate two-storey modern office pavilions, arranged over ground and first floor levels. The subjects are contained within a 4.58 acre site, with a substantial area currently undeveloped.

## CAMPBELL HOUSE

Constructed in 2001, Campbell House consists of two separate wings arranged over ground and first floor levels. The building has recently been refurbished to a high standard including LED lighting, new carpet and floor coverings throughout and new toilets and kitchen facilities. There is a raised access floor throughout the office areas and the building is heated by energy efficient gas central heating system. The office floors can be subdivided into a number of smaller office suites. The building also includes a lift with access from the central core.

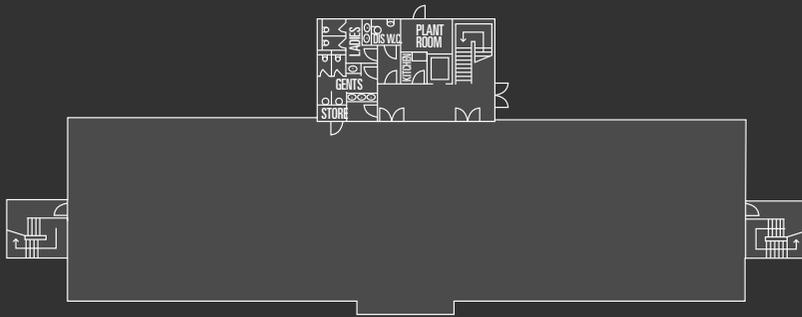


## HERMISTON HOUSE

Hermiston House was constructed in 2007. The office has been recently refurbished to a high standard including LED lighting, new carpet and new toilet and kitchen facilities. There is a raised accessed floor system and the building is heated by way of an energy efficient gas central heating system. The building also includes a lift with access from the central core.



## TYPICAL FLOOR PLAN



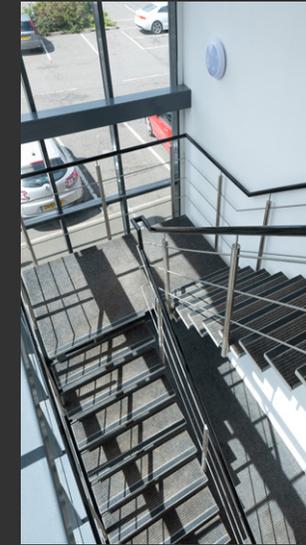
## FLOOR AREAS & PARKING

### CAMPBELL HOUSE

	SQ M	SQ FT	PARKING
Ground Floor	278.68	3,000	15 SPACES
<b>TOTAL</b>	<b>278.68</b>	<b>3,000</b>	<b>15 SPACES</b>

### HERMISTON HOUSE

	SQ M	SQ FT	PARKING
First Floor	278.68	3,000	15 SPACES
<b>TOTAL</b>	<b>278.68</b>	<b>3,000</b>	<b>15 SPACES</b>





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## LEASE TERMS

The offices are available on flexible all-inclusive lease terms starting from £8.00 per sq ft., with a service charge of £2.50 per sq ft. Please contact the Agents for further information.

## EPC RATINGS

Campbell House has an EPC rating of D+  
Hermiston House has an EPC rating of E+

## VAT

All prices quoted are exclusive of VAT, where applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING & FURTHER INFORMATION



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