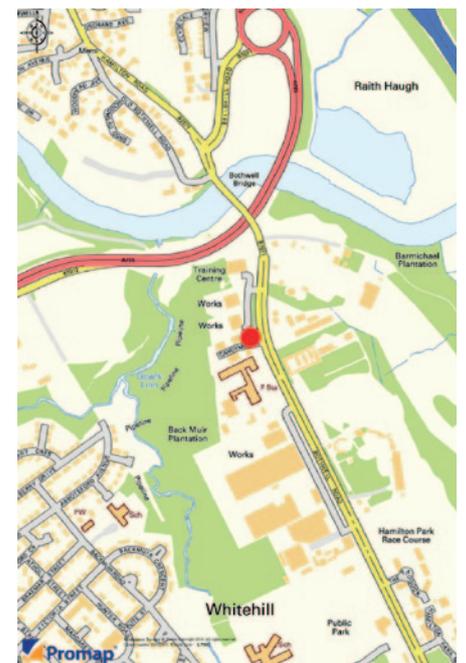




## 2 Bothwell Business Park, Hamilton, ML3 0FD

- Superb location
- Open plan office
- Excellent transport links
- Established office complex
- 10 allocated parking spaces (1:341 / sq.ft.)
- NIA - 316.93 sq.m (3,412 sq.ft)



## LOCATION:

Hamilton is a large town with a population of around 50,000 people and a catchment estimated to be 350,000. It serves as the main administrative centre for the South Lanarkshire Council area and is located around 15 miles to the south east of Glasgow city centre. The town benefits from excellent transport links and has two railway stations which both provide access to Glasgow's Central Station. There is also a major bus terminus in the town centre.

The subject property is located within the Bothwell Bridge Business Park that lies to the north side of the town and to the west side of Bothwell Road a short distance from the junction with the A725 East Kilbride Expressway. Bothwell Road (B7071) is the major route between Hamilton town centre and the adjoining towns of Bothwell and Uddingston that lie to the north.

## DESCRIPTION:

The subject property comprises open plan office accommodation over ground and first floors within one half of a semi-detached two-storey purpose built office pavilion. The property is of cavity brick and block construction with facing brick external leaf while the roof is pitched and tiled.

Internally the subjects benefit from raised access flooring which provides complete flexibility business space planning. Double glazed windows provide excellent natural light to the subjects which along with fluorescent strip lighting provides a bright workspace. The ground and first floor vestibules provide male, female/ disabled toilets and a boiler cupboard for each suite.

## ACCOMODATION:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas derived:

Ground: 156.08 sq.m (1,680 sq.ft)  
First: 160.85 sq.m (1,732 sq.ft)  
**TOTAL: 316.93 sq.m (3,412 sq.ft)**

10 allocated onsite parking spaces.

## LEASE TERMS:

The building is available on full repairing and insuring terms for a negotiable duration. Any long term



commitment will require rent reviews at 5 yearly intervals. Whilst it is our client's preference to lease the building to one party, consideration will be given to leasing on a floor by floor basis or combinations thereof.

## RENT:

**£37,500** per annum.

## SERVICE CHARGE:

A service charge is levied covering common facilities/maintenance etc, calculated on an equitable basis. Further details on request.

## RATEABLE VALUE:

The premises are assessed as an office with a Rateable Value of:

**Office: £22,000**

**Rates payable: £10,252**

## ENTRY:

On conclusion of legal formalities.

## EPC:

An Energy Performance Certificate is in the process of being provided.

## LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT:

The above-mentioned rental figure is quoted exclusive of VAT which will be chargeable at the standard rate.

## To arrange a viewing contact:



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Commercial Agent

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: February 2018