



POTENTIAL FOR A VARIETY OF USES
OFFICE, STUDIO, TRADE COUNTER ETC
3030 SQ FT / 281 SQ M

Portland Place / Burnside Lane, Hamilton

LOCATION:

To the south of Hamilton Town Centre, accessed from Burnside Lane.

The surrounding area displays a mix of uses and neighbours within the development include Buchanan McPherson printers, Kemp Home Improvements, Hamilton Pilates, Classic Carpets and Scotmid Co-operative Funerals whilst nearby occupiers include Coral, Tesco Express, Sportmax, Mercedes Benz.

The local road network offers easy access throughout Hamilton and to the rest of Lanarkshire whilst Junctions 5 and 6, M74 are nearby for Glasgow, the south and the national motorway network (M73, M8, etc)

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
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DESCRIPTION:

Ground floor, end terraced unit, part of a larger, two storey development with parking and service yard.

Most recently utilised as professional offices, formerly a photographic studio and, previous to that, a retail showroom, the property has potential for a variety of uses including, for example, retail, office, storage and distribution, studio, trade counter, assembly and leisure subject to any necessary change of use consent.

Redesigned and refitted internally by previous tenants, the space was formerly open plan but currently offers reception/waiting area on open plan with general office, boardroom, private office, open plan office, walk in file storage, large storeroom, kitchen, male and female toilets and a mezzanine area with shower room off.

Electric roller shutters protect the glazed entrance door and large picture window to the general office. Well illuminated throughout, there are a variety of finishes including reclaimed brick features and gas central heating is installed.

Parking and loading facilities are provided within the rear yard.

AREA:

3030 sq ft/281.5 sq m or thereby gross internal area to the ground floor of which 1829 sq ft/170 sq m is net office space currently and 870 sq ft/80.8 sq m is storage space.

543 sq ft/50.43 sq m or thereby mezzanine.



RATEABLE VALUE: £19,200

Any new tenant can appeal the Rateable Value within 6 months of the commencement of the lease.

ENERGY RATING: Awaiting EPC

RENT LEASE TERMS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration incorporating regular rent reviews.

On this basis RENTAL OFFERS OVER £18,000 per annum are invited exclusive of VAT and local rates.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: O284 Prepared Jan 2019

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