



GROUND FLOOR OFFICE TO LET WITH PARKING

4, 5 & 6, The Building Design Centre, Muir Street, Hamilton, ML3 6BJ

LOCATION:

Prominent, elevated position overlooking Muir Street to the north west of Hamilton town centre. Muir Street links with Palace Grounds Road for Junction 6 M74 and with Bothwell Road for Junction 5 M74 for Glasgow, the south and the national motorway network (M73, M8 etc.).

Neighbouring properties include Cadzow Business Park, Hamilton Museum, David Lloyd Club and Hamilton Ice Rink whilst the Town Square development (including ASDA, 9 screen cinema and associated retail development) and Hamilton Retail Park are an easy walk away.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Set amongst landscaped surrounds with adjacent car parking, The Building Design Centre has become a local landmark and offers excellent office facilities for a variety of occupiers.

The unique design incorporates generous communal space including a waiting area, break out area, ladies/disabled and gents toilets and a meeting room which is available to tenants at an additional cost.

Within the modern extension of the development, the available suite offers adaptable accommodation currently utilised as open plan general office with private office, meeting room/second private office, server room and kitchen off. Gas central heating is installed throughout the building which is supplemented by double glazing and there is a security controlled entry system. 3 parking spaces are provided with the suite.

AREA:

853 sqft/79.25 sqm net internal area (provided by the architect)

RATEABLE VALUE:

£11,000

Rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme to qualifying occupiers.

ENERGY RATING:

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RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for the development and for a negotiable duration at **RENTAL OFFERS OF £11,000** per annum exclusive of VAT, local rates and service charge.

The annual service charge is apportioned by area and the suite's share is 20% of the whole. Reviewed annually, we understand the most recent annual service charge was in the region of £3,500.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: O310 Prepared May 2021

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