



UNIQUE 2 STOREY OFFICE AND ATTIC TO LET

5 Bourne Street, Hamilton ML3 7BW

LOCATION:

On Bourne Street, off Keith Street, immediately to the east of Hamilton town centre. Keith Street pay and display car park is only metres away supplemented by a few on street spaces on Bourne Street itself. The new Premier Inn and Beefeater is adjacent and surrounding uses include church, licensed premises and The Vogue residential re-development site.

Excellent location only a short walk from all of the facilities of Hamilton town centre, the town square and retail park and yet fast access to Motherwell Road and Junction 6, M74 for Glasgow and the national motorway network.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A unique, detached, 2 storey and attic building designed by our client and built in 1986. Electric roller shutters protect the frontage of multiple windows and 2 entrance doors, permitting separate access to ground and first floors if required. Both ground and first floors offer open plan space with a toilet off and there is a retractable ladder from the upper floor to attic storage with Velux windows.



AREA:

Ground floor 236 sq ft/21.98 sq m net internal area

First floor 291 sqft/27.02 sq m net internal area

RATEABLE VALUE: £6,100

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.

ENERGY RATING:

Awaiting EPC



RENT, LEASE DETAILS ETC:

A new lease is sought on standard full repairing and insuring terms for a negotiable duration at RENTAL OFFERS OVER £6,500 per annum exclusive of VAT and local rates. Our client informs us that VAT will not be charged on the rent.

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: O312 Prepared July 2021

NOTICE

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