



## TO LET UNIQUE OFFICE WITH PARKING

1A, Princes Gate, Castle Street, Hamilton ML3 6BU

### LOCATION:

Part of the prominent Princes Gate Development on the new Town Square, opposite Hamilton Towers and to the rear of the ASDA superstore with the VUE cinema complex and Palace Grounds Retail Park nearby. In addition, Hamilton town centre can be accessed on foot via Castle Street to Cadzow Street and Quarry Street.

Hamilton Central railway station and bus terminus are within the town centre and the local road network offers fast access to Junction 6, M74 for Glasgow, the south and the national motorway system (M73, M8 etc.)

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

A ground floor self-contained office forming part of the larger, Princes Gate development bordering the new Town Square.

Currently sub-divided to provide reception area, general office with a private office directly off plus another 2 offices (1 of which is only suitable for one to one), kitchen, toilet and accessible toilet.

Air conditioning/heating is provided by a ceiling mounted cassette system supplemented by electric panel heaters and the windows are double glazed.

The suite is allocated one parking space within the adjacent car park.



## ENERGY RATING:

Awaiting EPC

## RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable period at **RENTAL OFFERS OF £10,500** per annum excluding VAT, service charge 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.

## AREA:

992 sq ft/92.17 sq m or thereby net internal area.

## RATEABLE VALUE:

£8,400

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.



**REF: O316 Prepared December 2021**

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