



GROUND FLOOR OFFICE SUITE TO LET

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 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
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DESCRIPTION:

Ground floor office suite currently subdivided, by full height demountable partitions to form 5 rooms and by additional half height partitions to provide "workbench" style workstations. There is also a kitchen/staff break out area.

Features include secure door entry; commissionaire; raised access flooring; suspended ceiling incorporating recessed lighting; gas central heating; double glazing; male, female and disabled toilets; 2 dedicated car parking spaces.

AREA:

2372 sq ft/222 sq m or thereby net internal area.

RATEABLE VALUE: £30,000

ENERGY RATING: B



RENT, LEASE DETAILS ETC:

A new lease is sought on standard, full repairing and insuring terms for the development for a negotiable duration at **RENTAL OFFERS OF £25,000** per annum exclusive of VAT, local rates and service charge.

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: O301 Prepared July 2020

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