



DETACHED 2 STOREY OFFICE TO LET WITH PRIVATE PARKING

1, Candymill Lane, Bothwell Bridge Business Park, Hamilton ML3 0FD

LOCATION:

At the gateway to Bothwell Bridge Business Park which is strategically positioned on Bothwell Road to the north of Hamilton town centre. The Raith Interchange, junction 5 of the M74, is nearby for Glasgow, the south and connections to the national motorway network (M77, M73, M8 etc.) Hamilton itself offers a full range of services and amenities and there are 2 railway stations, Central and West, the closer of the two to Bothwell Bridge.

Surrounding occupiers include Hamilton Park Racecourse, Hampton by Hilton hotel, Hamilton Fire Station, Scottish SPCA animal rescue and rehoming centre, Finsbury Foods, Enterprise car and van hire whilst neighbours in the park include LOVE, Intertek, Procladd, UTOPI, Insight, Paragon and Greencross Training

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A detached 2 storey office building with exclusive private parking for 10 cars immediately to the front. Glazed entrance with stair to upper floor, female, male/disabled toilets off and access to the ground floor office which is entirely open plan with break out area. The upper floor has another set of toilets and the office is sub-divided by glass partitions to form open plan, general office with break out area, 2 separate offices and boardroom.

Gas central heating has been installed, supplemented by double glazing and there are both security and fire alarms.

AREA:

Ground floor 1838 sq ft/170.7 sq m net internal area

First floor 1623 sqft/150.75 sq m net internal area

Total 3461 sft/321.46 sqm net internal area

RATEABLE VALUE:

£21,250

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 £41,500 per annum exclusive of VAT and local rates. Our client informs us that VAT will 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: O321 Prepared July 2022

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.