





Office accommodation

# To Let

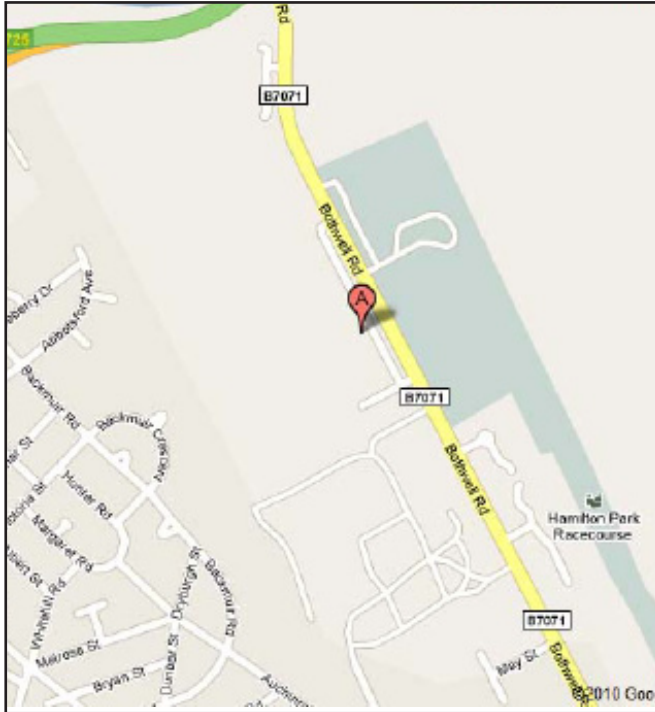


91 Bothwell Road, Hamilton, ML3 0DW

-  Modern refurbished office accommodation
-  Close to Hamilton town centre with excellent motorway transport links
-  Generous car parking provision
-  Offices 91.21 sq m (982 sq ft)

# 91 Bothwell Road, Hamilton, ML3 0DW

## Location



Hamilton is strategically located 10 miles south east of Glasgow with immediate access to Scotland's motorways, whilst also providing all the benefits and amenities of an expanding town.

The subjects are situated on Bothwell Road, within walking distance of the town centre and ideally situated a few minutes from Junction 5 and 6 of the M74 linking to the M73, M8 and the rest of Scotland's motorway network.

The entrance to Hamilton Racecourse is directly opposite the subjects. Other occupiers nearby include Booker Cash and Carry and Finsbury Foods.

## Description

The offices are contained within a modern detached two storey building, designed and built to a high standard with secure communal reception area, impressive double height entrance foyer, generous car parking provision, suspended ceilings incorporating Category 2 lighting, carpeted floors throughout and gas fired central heating.

The suite itself is partitioned into three separate offices and a large office / reception area. There is also a walk in storage cupboard and communal male, female toilets and kitchen area.

## Accommodation

We estimate that the subjects provide the following approximate net internal floor areas:

Offices (NIA):	87.07 sq m	(937 sq ft)
Storage:	4.14 sq m	(45 sq ft)
Total:	91.21 sq m	(982 sq ft)

## Rent / lease terms

The subjects are available based on a new full repairing and insuring lease of negotiable length at rental offers over £12,500 per annum exclusive. In addition, a service charge is payable in respect of the upkeep of the common parts.

## Rating Assessment

The subjects are currently entered in the valuation roll as follows;

Office £12,700 NAV / RV

## VAT

Prices are quoted exclusive of VAT (if applicable).

## Legal costs

Each party to bear their own. The incoming tenant will be responsible for any stamp duty and registration dues in the normal manner.

## Viewing and further information

For further information or an appointment to view please contact :

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## Details Revised

April 2017

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