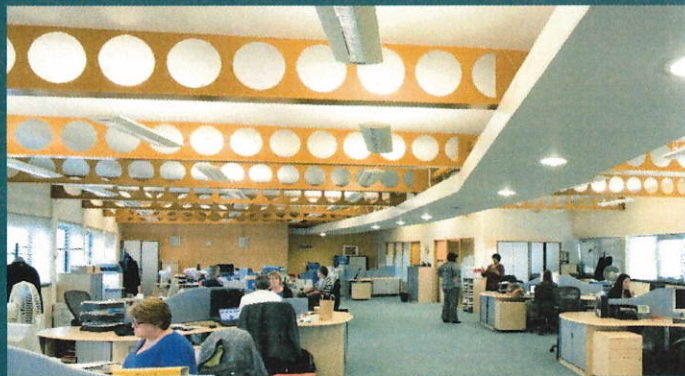


**TO
LET**



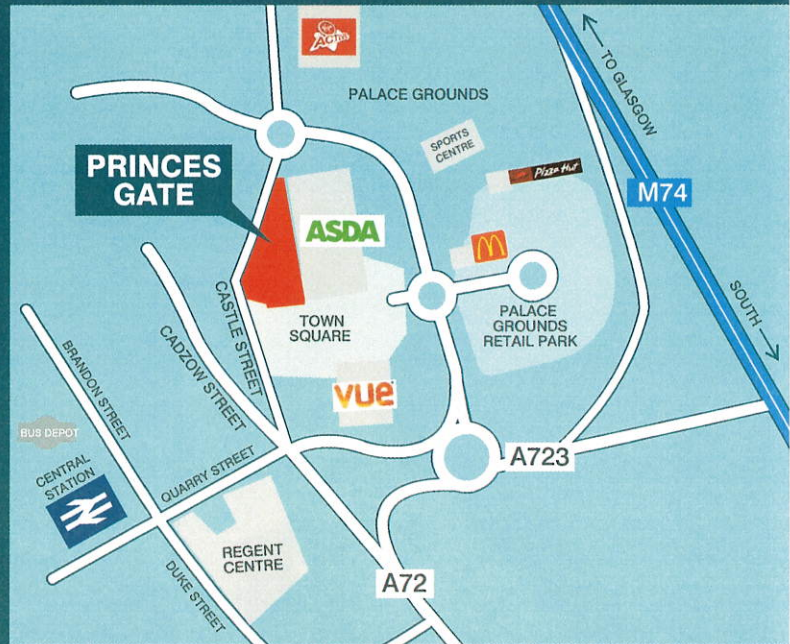
**Car
Parking**



**Modern Town Centre Office suites from
2,372 sq ft (220.4 sq m)**

PRINCES GATE

5 CASTLE STREET • HAMILTON • ML3 6BU



Location:

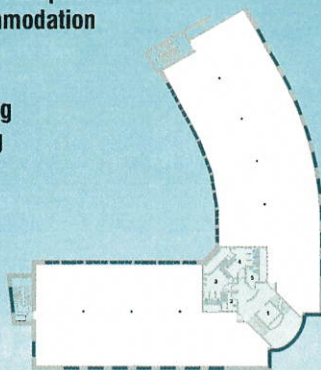
Within half a mile of Junction 6 on the M74, Princes Gate is situated in the centre of Hamilton at the corner of Castle Street and the Town Square, ideally located to benefit from nearby amenities in Hamilton Town Centre, Palace Grounds Retail Park, Vue Cinema complex and Asda Superstore. Hamilton is located approximately 12 miles South East of Glasgow, 5 miles East of East Kilbride and 2 miles southwest of Motherwell.

Description:

Princes Gate offers prominent, high quality office space in Hamilton Town Centre within a modern, commissionaire manned building. Open plan floor plates offer efficiency and easy space planning. Existing tenants include South Lanarkshire Council, The Scottish Ministers and The Princess Royal Trust.

Specification:

- Commissionaire manned reception
- Modern open plan accommodation
- Excellent natural light
- Raised access flooring
- Modern suspended ceiling
- Modern recessed lighting
- Gas central heating
- Passenger lift
- Car parking available
- Toilets on each level
- EPC - C



TYPICAL OFFICE PLAN

Floor Plan:

Suites from 2,372 sq ft, please refer to schedule attached.

Disposal Terms:

The accommodation is available on a flexible new FRI lease for a term to be agreed.

Rental:

Details are available on application.

Rateable Value:

The Rateable values of the suites are presently entered with the valuation roll at approximately £5.91 per sq ft. Any potential occupier should make their own investigations into this.

VAT:

All prices are quoted exclusive of VAT. For the avoidance of doubt VAT will be payable.

Viewing/Further Information:

Please contact:

Claire Watson:
 Claire.watson@eu.jll.com
 0141 567 6607

Colin McGhee:
 colin.mcgee@eu.jll.com
 0141 567 6650

Scott Cameron:
 scott.cameron@wbcs.co.uk
 01698 891400

JLL
 150 St Vincent Street
 Glasgow
 G2 5ND

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

MISREPRESENTATION ACT: JLL and WBSC for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) JLL and WBSC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of JLL and WBSC has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) JLL and WBSC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. VALUE ADDED TAX: Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by JLL and WBSC to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Designed and produced by www.thedesignexchange.co.uk April 2015.

