



DETACHED 2 STOREY OFFICE TO LET WITH PRIVATE PARKING -NEW RENT

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 £35,000 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

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