

7 GATESIDE ST, HAMILTON, ML3 7HT



PRIME LOCATION TOWN CENTRE OFFICE



- Penthouse Office Suite
- 4 Individual Suites
- 1st Floor Office
- Rates Exempt
- Flexible Lease Length Available
- Rent Inclusive of Insurance & Service Charge
- £7,500per annum

LOCATION

The property is located on a prominent position on Gateside Street, adjacent to its junction with Quarry Street within Hamilton town centre.

Hamilton is situated approximately 12 miles south east of Glasgow city centre. The town has excellent transport links with the A725 providing access to Scotland's motorway network of the M8 and M74. The subjects are located on the eastern side of Gateside Street at its junction with Woodside Walk. The subjects are also in close proximity to the town's main rail and bus stations. Nearby occupiers include Laurie Ross Insurance, Thombeau business equipment, Igloo estate agents, Burgur Grill.

PROPERTY

The property comprises a 1st floor office set within a larger 3 storey commercial sandstone development surmounted by a pitched roof.

The office suites are accessed via a common close, with secure entrance at street level leading to a single concrete staircase accessing the upper floors only.

The office itself benefit from 2 secure entrance doors, opening to a waiting / store room with 4 no individual office suites along with large open plan tea prep area. The office benefits from 2 no w.c. facilities, wall mounted electric storage heaters UPVC Double glazed windows

AREA

The property has been measured and calculated on a net internal area basis to extend to the following floor area;

1st Floor: 80.33sqm (865sq ft)

NAV/RV

£5,100

The suite qualifies for rates exemption under the small business bonus scheme

RENT

Our client is offering the suite on a new internal repairing lease for £7,500per annum

INSURANCE

Insurance will be included within the rent





V.A.T.

The property has not been elected for V.A.T.

VIEWING

Available on request

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)

Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

TSA Property Consultants
162 Buchanan Street
Glasgow G2 6LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within 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 out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.