



PRESTIGIOUS OFFICE TO LET

Almada Lodge, The Building Design Centre, Muir Street, Hamilton, ML3 6BJ

LOCATION:

Prominent, elevated position overlooking Muir Street to the north west of Hamilton town centre. Muir Street links with Palace Grounds Road for Junction 6 M74 and with Bothwell Road for Junction 5 M74 for Glasgow, the south and the national motorway network (M73, M8 etc.).

Neighbouring buildings include Cadzow Business Park, Hamilton Museum, David Lloyd Club and Hamilton Ice Rink whilst the Town Square development (including ASDA, 9 screen cinema and associated retail development) and Hamilton Retail Park are an easy walk away.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Set amongst landscaped surrounds with adjacent car parking, The Building Design Centre has become a local landmark and offers excellent office facilities for a variety of occupiers.

The unique design incorporates generous communal space including a waiting area, break out area, ladies/disabled and gents toilets and a meeting room which is available to tenants at an additional cost.

The Lodge Suite enjoys the most prominent position within the development and has an exclusive front entrance as well as access via the main, communal entrance. Providing a quality office environment over 2 floors, the ground floor is split level with the larger, lower portion dedicated to open plan office space whilst the upper level provides a reception/waiting area with staff kitchen off. A spiral staircase leads to the mezzanine area offering further open plan office space.

Gas central heating is installed throughout the development supplemented by double glazing and there is a security controlled entry system to the building.

3 parking spaces are provided in the adjacent, communal car park. The Building Design Centre is accessed from Mausoleum Road and through Hamilton Ice Rink's car park.



AREA:

87.88 sq m / 948 sq ft net internal area (provided by the architect)

RATEABLE VALUE: To be re-assessed

ENERGY RATING: Awaiting EPC

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for the development and for a negotiable duration at **RENTAL OFFERS OF £19,000** per annum exclusive of VAT, local rates and service charge.

The annual service charge is apportioned by area and the Lodge Suite's share is 20% of the whole. Reviewed annually, we understand the most recent annual service charge was in the region of £3300.

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: O299 Prepared July 2020

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