



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

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in 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 outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.