

FOR SALE

**CAIRD BUILDING
& ASSOCIATED LAND**



The Caird Building and adjoining development land provides prospective developers with the opportunity to acquire a landmark building in the centre of Hamilton. It presents the buyer with a key part of the Hamilton Green mixed use masterplan which will in total extend to approximately 18 acres. The building can be converted to provide local market leading accommodation including serviced space with the potential to develop additional new build space in the grounds or indeed consider alternative uses.

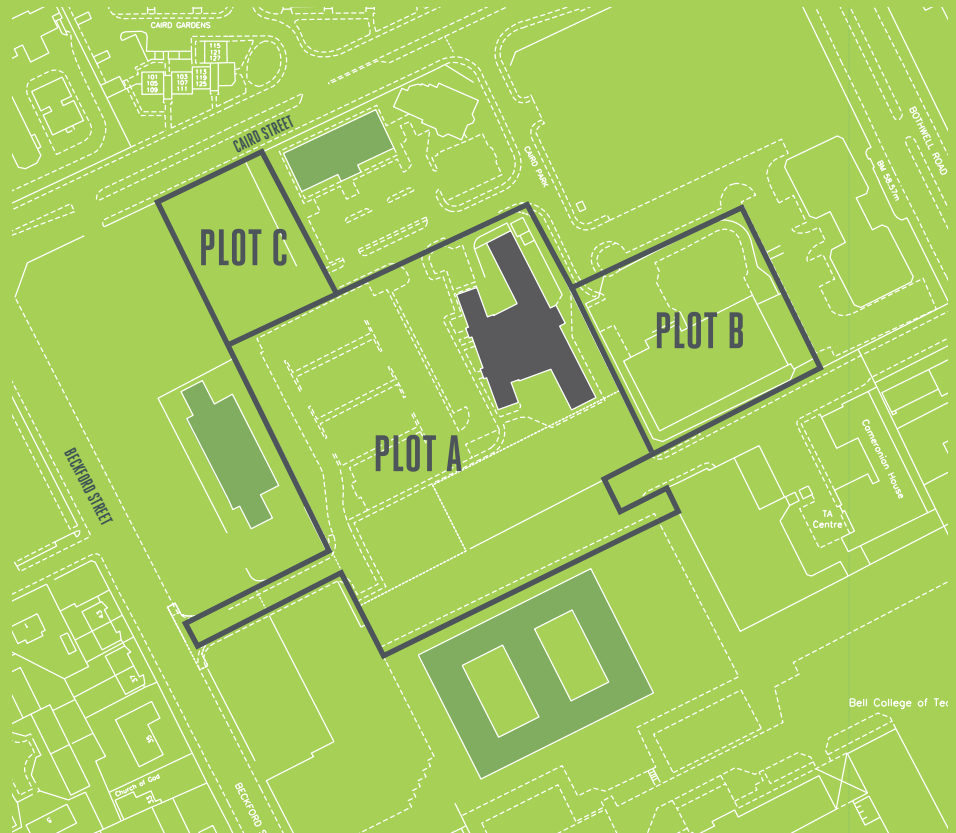
The sale has been split into 3 plots.

Plot A: Comprises of the Caird Building and 185 surface car parking spaces. It extends to 3.4 acres (1.38 Ha)

Plot B: Data Centre site, sits on a plot of 1 acre (0.4 Ha)

Plot C: Currently comprises of scrub ground with vegetation extending to 0.5 acres (0.2 Ha)

The total site area available for sale extends to 4.95 acres (2 Ha).



PLOT A - CAIRD BUILDING

The Caird Building is constructed over 5 floors, around a central core with two distinct wings. The core and floor plates can provide open plan accommodation with each level accessible via 2 passenger lifts. The steel framed structure has an external envelope constructed from facing brick and double glazed aluminium curtain walling. There are 185 dedicated surface car parking spaces surrounding the property.

The building extends to a total of 5,716 sq m (61,527 sq ft) with a Net Internal Area of 4,675 sq m (50,320 sq ft) over 5 floors. The net internal areas of the respective floors are:

Ground Floor	880 sq m	9,472 sq ft
First Floor	951 sq m	10,236 sq ft
Second Floor	948 sq m	10,204 sq ft
Third Floor	953 sq m	10,258 sq ft
Fourth Floor	943 sq m	10,150 sq ft

PLOT B - DATA CENTRE SITE

The Data Centre is presently in use and comprises of a single storey structure with pitched roof. The building is occupied under a lease which expires in April 2021. It extends to approximately 15,700 sq ft (1,400 sq m). The site comprises of an area of car parking and green space as well as the building. In total it extends to 1 acre (0.4 Ha)

PLOT C - VACANT SITE

The site is covered in vegetation and has frontage onto Caird Road. It is unoccupied. It extends to 0.5 acres (0.2 Ha)



PLANNING

The sites form part of the Hamilton Green masterplan. Parties are advised to satisfy themselves in respect of their proposed use of the buildings / land with South Lanarkshire Council planning department.

OFFERS

A sale brief has been prepared in respect of the sale of the respective plots. Please note that only bids which **INCLUDE PLOT A** will be considered. Please read the design brief to ensure you comply with the terms of the sale and the procedures for submitting an offer.

The sale brief is included within the site Data Room at www.hamilton-green.co.uk.

Offers are invited for our clients heritable interest in the building and sites.

FURTHER INFORMATION



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