

To Let

64-68 Hamilton Road
Motherwell
ML1 3BY

June 2019

3rd Floor Office Suite
2,766 sq ft (257 sq m)



Highlights

- Prominent town centre location
- Close to a range of amenities & public transport links
- Secure door entry
- On-site car parking
- Flexible lease terms at competitive rental available

Location

Motherwell is located 12 miles south-east of Glasgow city centre and has a population in the region of 30,000. The town has good connectivity being close to the M74 motorway and also good public transport links. Motherwell Train Station is within 5 minutes walk where regular services are available to Glasgow Central Station every 15 minutes. Frequent bus services operate regular services locally and beyond with a bus stop adjacent to the building entrance.

The property occupies a prominent position on Hamilton Road within Motherwell town centre. A host of amenities are located within short walking distance including a selection of local and national retailers at Motherwell Shopping Centre, PureGym, Asda Motherwell, ALDI and the Best Western Moorings Hotel.

Description

The subjects are accessed via a secure door entry system where stairs and a lift provide access to the upper office floors.

The accommodation provides mainly cellular accommodation however the floor could be returned to an open plan layout by removal of the demountable partitioning.

Heating is by way of electric wall mounted heaters and the suite benefits from dedicated male and female toilets.

The property benefits from dedicated car parking spaces in the car park located to the rear of the property.

Accommodation

Floor	Sq Ft	Sq M	Rent (pa)
3rd Floor	2,766	257	£20,750

Terms

The third floor is available to let on new flexible FRI terms for a term to be agreed.

Please note, there is the potential for an additional floor to be made available enabling larger requirements up to 5,533 sq ft to be accommodated.

Rent

The third floor is available to let at a quoting rent of £20,750 per annum exclusive.

Rates

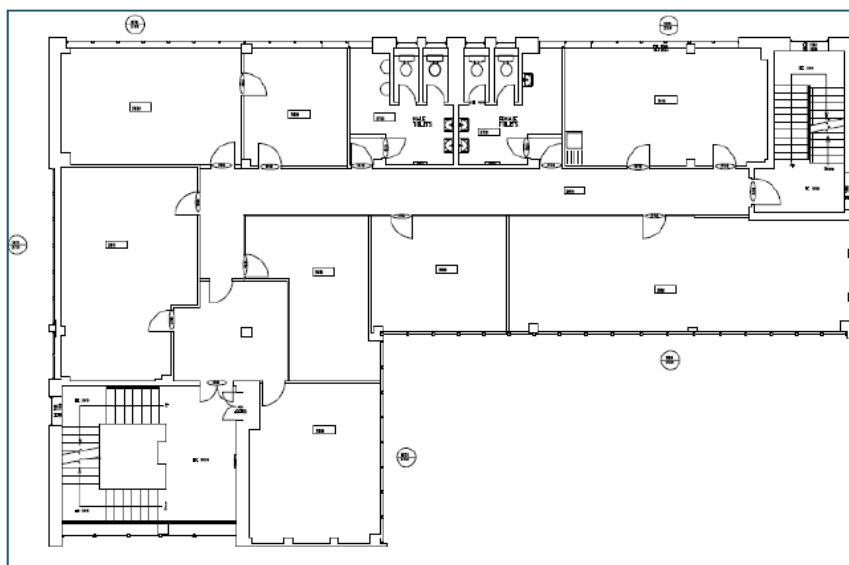
Ingoing tenants will be liable for the payment of all local authority rates incurred as a result of their occupation.

VAT

VAT will be payable on all rent, service charges etc.

EPC Rating

EPC Rating - The EPC rating is in the process of being confirmed



For further information or an appointment please contact:

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