



REFURBISHED OFFICE TO LET

4 Barrack Street, Hamilton, ML3 0DJ

LOCATION:

To the north west of Hamilton town centre within an established office and commercial business district. The second floor of a 3 storey building, the ground floor is occupied by Leonardo's Italian Restaurant and the first floor by JT Music Studio whilst nearby occupiers include gym, Procurator Fiscal's office, Hamilton Water Palace. Within 25 metres of Almada Street and parallel to Bothwell Road, the local road network offers ready access throughout Hamilton and connections to Junction 5 and 6, M74 for Glasgow, the south and the national motorway network (M73, M8 etc). In addition there are major bus routes nearby and Hamilton West Railway Station is a fairly level walk away.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Second floor office suite benefitting from electric heating supplemented by replacement double glazing. Shared entrance and stairway to second floor, landing and vestibule entrance to the accommodation which currently offers hallway/reception, one large front office with smaller ante room off, 3 further offices, kitchen, male and female toilets.

The landlord has recently had the heating and double glazing overhauled, has redecorated and re-carpeted throughout and installed new blinds so the tenant can occupy with the minimum of effort.

AREA:

187.38 sq m / 2017 sq ft net internal area by our calculations.

RATEABLE VALUE:

£10,300

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.



ENERGY RATING: F

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration at **RENTAL OFFERS OF £13,000** per annum excluding local rates.

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: O298 Prepared July 2020

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