



TO LET

WELL PRESENTED OFFICE SUITE WITH PARKING

Clyde House, 105 Bothwell Road, Hamilton, ML3 0DW

Prominent roadside position to the north of Hamilton

Close to public transport, motorway and main road routes

Ground floor DDA compliant offices

Generous on site car parking

NIA 244.79 sq.m (2,634 sq ft)

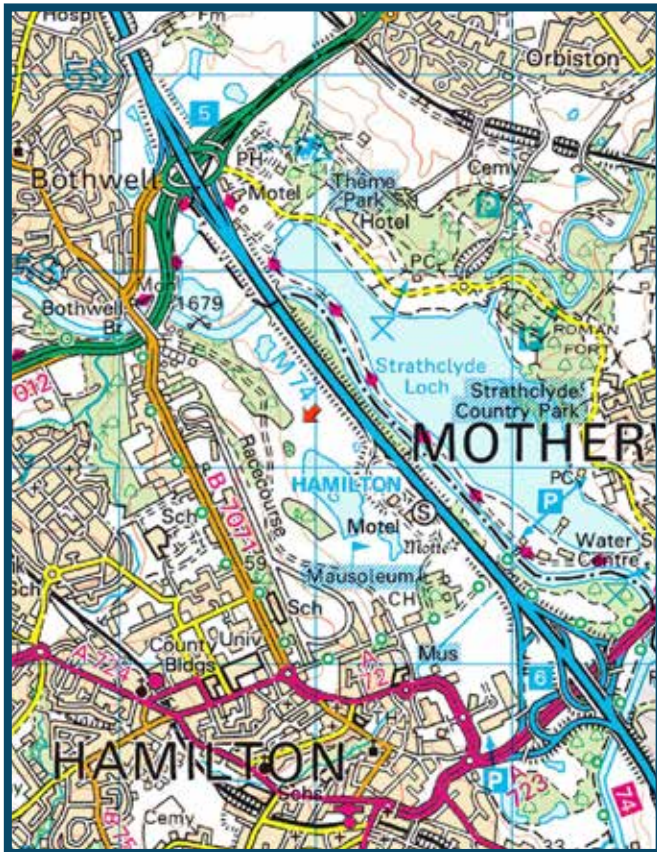
Flexible lease terms

£20,000 per annum

LOCATION

Bothwell Road is a main thoroughfare to the north of Hamilton and is a connecting route to Bothwell. The location offers easy access to the M74 via Junction 5 (Raith Interchange) at its convergence with the A725 expressway with connections on to the M8, M73 and M77.

Hamilton is the administrative capital of South Lanarkshire with a population in excess of 40,000 persons and lies approximately 12 miles south east of Glasgow and 5 miles east of East Kilbride.



DESCRIPTION

'Clyde House' is a two storey detached mixed use complex accessed off Bothwell Road and set amongst mature woodland and landscaped grounds. Bothwell Bridge Business Park is close by and opposite Hamilton Park Racecourse.

There are also a variety of commercial and trade counter operators nearby.

The suite benefits from its own private access with ample parking and currently consists of 4 private offices, a larger open plan office, reception, boardroom, self-contained private kitchen.

FLOOR AREA

From measurements taken on site we calculate the suite to have a Net Internal Area of 244.79 sq.m (2,634 sq ft).

RATING

The subjects are entered in the current Valuation Roll with a Rateable Value of £16,100.

Please note that a new occupier has the right to appeal the current assessment.

PRICE

Offers of £20,000 per annum exclusive of VAT (if appropriate) are invited.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents:-

Jacqueline King
Tel: 01698 284939

e-mail: jacqueline.king@dmhall.co.uk

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March 18

REFERENCE

WSA1319

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