



## FIRST FLOOR OFFICES TO LET WITH PARKING 888 - 1899 sqft

98 Hamilton Road Motherwell ML1 3DG

### LOCATION:

On Hamilton Road, between Douglas Street and Orchard Street, recognised locally as the principal, traditional office location in Motherwell with a variety of surrounding occupiers including The Moorings Hotel, insurance brokers, business centre, guest house, self-catering apartments and housing. Motherwell Cross, the amenities and facilities of the town centre and Motherwell railway station are all within walking distance and principal bus routes operate on Hamilton Road which also offers access to Hamilton and the M74 at Junction 6 for Glasgow, the south and connections to the national motorway system (M73, M8 etc.)

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Two first floor office suites available separately or together as a whole. A security controlled ground floor entrance door offers access to shared internal stair to first floor landing then to :-

**Front suite** – open plan general office with 3 private offices partitioned off to the front, male and female toilets. Gas central heating supplemented by replacement double glazing. Alarm. 3 parking spaces.

**Rear suite** – entirely open plan space with small kitchen/tea preparation area and male and female toilets off. Gas central heating. Double glazing. 3 parking spaces

## AREA:

Front 888 sqft/82.52 sqm

Rear 1011 sqft/93.88 sqm

1899 sqft/176.4 sqm

## RATEABLE VALUE:

Front £6,500; Rear £8,400

To a qualifying occupier, rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme and interested parties should confirm the position to their own satisfaction.

## ENERGY RATING:

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## RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration. For each suite, **RENTAL OFFERS IN THE REGION OF £11,000** per annum are invited exclusive of VAT, local rates and service charge. VAT will be payable on the rental and there is a service charge, apportioned by area occupied, to cover, for example, boiler maintenance, buildings insurance, fire alarm maintenance etc.

## VIEWING:

STRICTLY by appointment through ourselves as agents.

**REF: O307 Amended April 2021**

## NOTICE

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