

## TO LET - INDUSTRIAL

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69 BOTHWELL ROAD

HAMILTON, ML3 0DW



### Key Highlights

- 1,665 to 2,577 sq ft
- All units eligible for 100% rates relief
- Nearby public transport links
- Benefit from generous communal yard space
- Excellent motorway links

# 69 Bothwell Road, Hamilton, ML3 0DW

## Summary

Available Size	1,665 to 2,577 sq ft
Rent	£10 per sq ft
Business Rates	All units are eligible for 100% rates relief under the Small Business Bonus Scheme. Please refer to <a href="http://www.saa.gov.uk">www.saa.gov.uk</a>
EPC Rating	Upon enquiry

## Description

Light industrial/workshop units of varying sizes - Units 4, 4A, 5 and 6 are capable of being connected to create larger units.

Roofs are in the process of being overclad.

The clear internal eaves height is 4.75M.

Externally benefit from large communal yard space/parking.

Vehicle access doors.

Each unit provides well-presented open plan accommodation complete with WC's.

3 x phase power, gas and water supplies provided.

## Location

Hamilton is located within the South Lanarkshire Local Authority Region just 12 miles south-east of Glasgow.

The subjects are situated on the west side of Bothwell Road to the rear of Booker Cash & Carry and Fraser Tool Hire.

The Raith Interchange is situated just 1-mile north providing access to the M74 motorway via Junction 5 that connects with the M8, M73, M80 and M74 beyond.

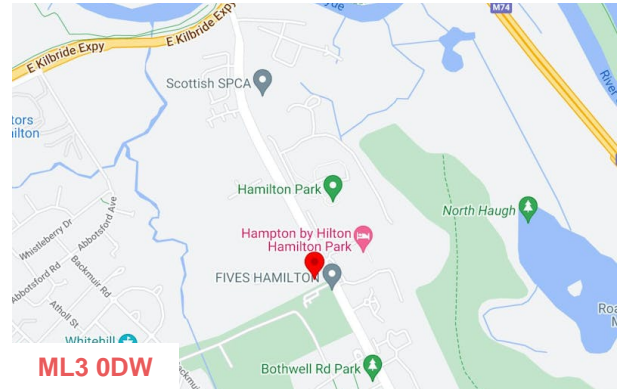
Regular bus services operate on Bothwell Road whilst Hamilton West Railway Station is a 15-minute walk south.

Neighbouring occupiers include Finsbury Food Group, Enterprise Rental Car, Hamilton Fire Station, Hamilton Racecourse and Hampton by Hilton.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 2	2,577	239.41	£10 /sq ft	Available
Unit - 4	662	61.50	£10 /sq ft	Under Offer
Unit - 4A	1,316	122.26	£10 /sq ft	Under Offer
Unit - 5	1,665	154.68	£10 /sq ft	Available
Unit - 6	2,105	195.56	£10 /sq ft	Available
<b>Total</b>	<b>8,325</b>	<b>773.41</b>		



## Viewing & Further Information

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