

TO LET

BrandonGate Business Centre

Contemporary Office Space

Leechlee Road • Hamilton • ML3 6AU



- Prominent Hamilton town centre location
- Excellent access to public transport
- Generous car parking provision
- Suites available from 590 sq ft
- Flexible lease terms

TO LET

BrandonGate Business Centre

LOCATION

Brandon Gate is situated on the prominent junction of Leechlee Road and Brandon Street within the heart of Hamilton Town Centre. The property is excellently served by public transport with both Hamilton Bus Station and Hamilton Central railway station located immediately opposite.

DESCRIPTION

The available suites are situated on the first floor of a modern office pavilion and benefit from the following specification:

- Gas central heating
- Raised access floor
- Suspended ceiling incorporating modern recessed lighting
- 1 x passenger lift
- Equality Act 2010 Compliant
- Car parking



ACCOMMODATION

The following suites are available:

SUITE 1: 708 sq ft SUITE 2: 736 sq ft
SUITE 3: 570 sq ft SUITE 4: 711 sq ft

We have measured the suites in accordance with the RICS Code of Measuring Practice (6th edition) to the net internal area.

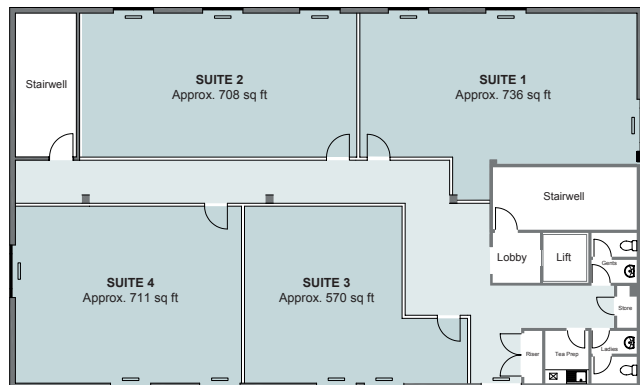
LEASE TERMS

This suite is available to lease on a Full Repairing & Insuring basis for a term to be agreed. Further information on quoting rent, service charge and insurance is available on request.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D and a copy of the certificate and recommendation report is available.

SPACE PLAN



LOCAL AUTHORITY RATES

Interested parties should contact South Lanarkshire Council Assessors Department for further information on 0303 123 1015.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the purchaser being responsible for any registration fees and stamp duty.

VAT

VAT is applicable at the prevailing rate.

VIEWING / ENQUIRIES:

Please contact the joint letting agents:



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