

TO LET

PROMINENT ROADSIDE COMMERCIAL PREMISES

UNIT 1, PEACOCK DRIVE

**Allanshaw Industrial Estate
Hamilton, ML3 9BG**

Prominent location at the entrance
to Allanshaw Industrial Estate

High traffic location (A724) recording an Annual
Average Daily Flow of approximately 11,500 vehicles

Dedicated yard space with customer parking
and roller shutter loading bays

Rental offers invited



WELL CONNECTED TO GLASGOW & BEYOND.

HAMILTON IS A LARGE TOWN WITH A RESIDENT POPULATION OF APPROXIMATELY 55,000 AND A WIDER CATCHMENT ESTIMATED TO BE 350,000. IT SERVES AS THE MAIN ADMINISTRATIVE CENTRE FOR THE SOUTH LANARKSHIRE COUNCIL AREA AND IS LOCATED AROUND 13 MILES TO THE SOUTH EAST OF GLASGOW CITY CENTRE.

The town has excellent links to the motorway network. Junctions 5 and 6 of the M74 motorway can be accessed in five minutes from Peacock Drive. Hamilton's two mainline railway stations at Hamilton Central and Hamilton West have services into Glasgow Central every 10 minutes, which makes the town a popular commuter location. The bus terminal and Hamilton West Train Station are in the immediate vicinity of Peacock Drive with each within a 15-minutes' walk.

More specifically, the subjects are prominently located on the corner of Peacock Drive and one of Hamilton's main arterial streets, the B755 (Wellhall Road). Peacock Drive acts as the entrance to Allanshaw Industrial Estate. Hamilton Retail Park is located approx. 0.3 miles away.

Among others, tenants include:



Sainsbury's

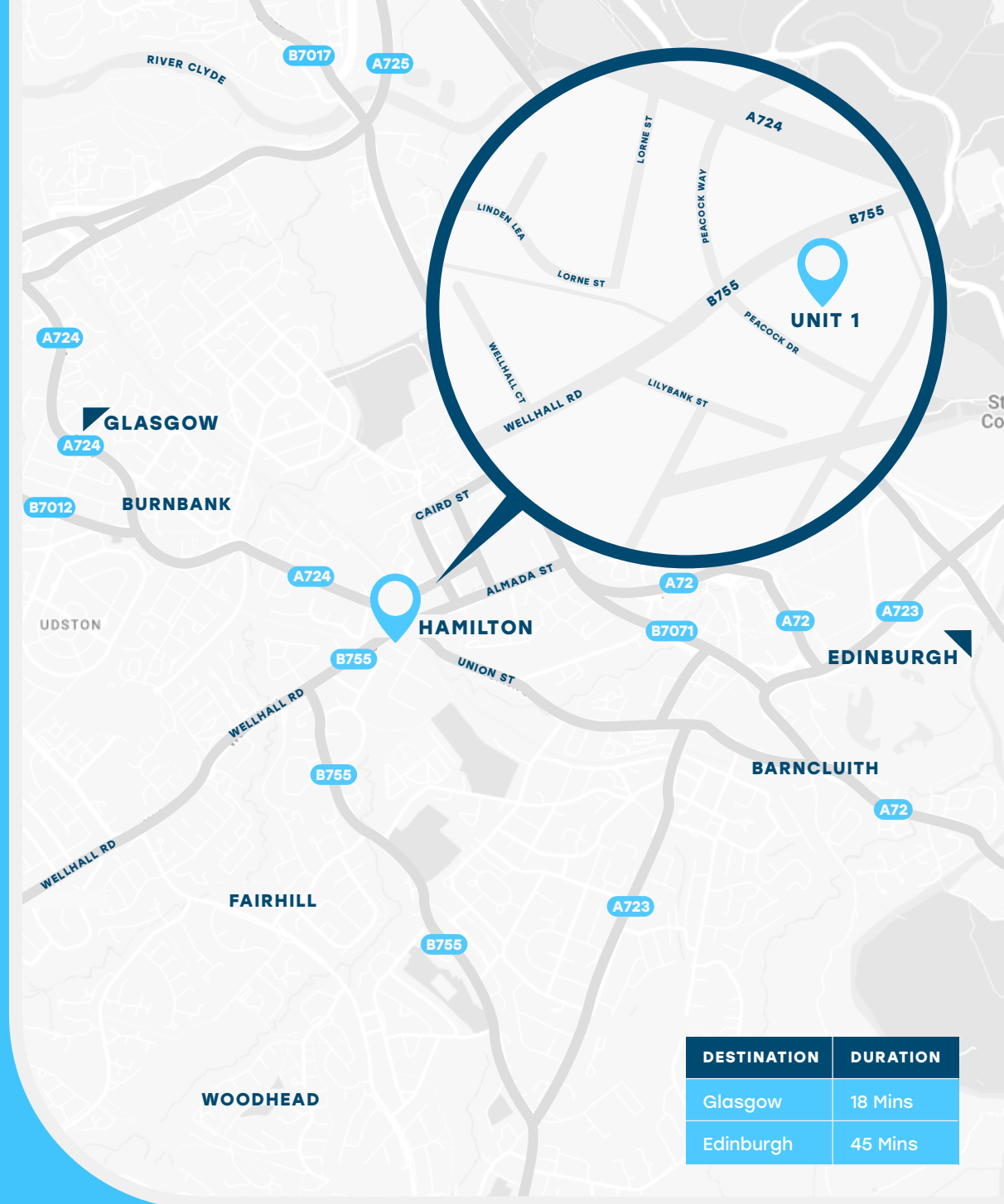
SPORTS
DIRECT

Iceland

T.K.maxx

b&m

Hamilton town centre is 0.5 miles to the south west along the A724 Union Street.



DESTINATION	DURATION
Glasgow	18 Mins
Edinburgh	45 Mins



HAMILTON
RETAIL PARK

STRATHCLYDE
COUNTRY PARK



ALLANSHAW
INDUSTRIAL ESTATE

STRATEGICALLY
LOCATED AMONG
MAJOR OCCUPIERS

DESCRIPTION & ACCOMMODATION

SPACIOUS SHOWROOM PREMISES WITH YARD & ON-SITE PARKING

THE PREMISES WERE PREVIOUSLY TENANTED BY ABODE FURNITURE & FLOORING, UTILISING THIS SPACE FOR A LARGE FURNITURE SHOWROOM, OCCUPYING APPROXIMATELY THREE-QUARTERS OF THE TOTAL BUILDING FOOTPRINT OF WHICH EXTENDS TO 13,787 SQ. FT.

The subjects comprise a brick-built structure, beneath a steel truss roof, overclad with a profiled sheet roof. The subjects have been extended with a steel portal framed extension. The rear service area has been over clad in sheet profile cladding. The property benefits from a shared yard, with customer parking on site, the rear goods and customer car park can be accessed from Peacock Drive.

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross internal floor areas:

**1,280.85 SQ.M.
(13,787 SQ. FT.).**





**PRIME POSITION
AT THE ENTRANCE
TO THE ESTATE**



RENT

Offers invited.

RATING ASSESSMENT

In accordance with the Scottish Assessors Association, the subjects have a rateable value of £55,500.

EPC

A copy of the EPC for the unit is available upon request from the letting agents.

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

Important Notice - These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. A list of Partners can be obtained from any of our offices. Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude. Date published: September 2026.

Designed by Coco's Atelier | hello@cocosatelier.co.uk | cocosatelier.co.uk

VIEWINGS & FURTHER INFORMATION

Strictly by appointment through:

GRAHAM SIBBALD

Ryan Farrelly

Director

M: 07900 390 078

E: ryan.farrelly@g-s.co.uk

ORINSEN

Andy Bain

Director

M: 07770 524 977

E: abain@orinsen.com

