

DM HALL

To Let

Office Suite To Let



Building C
Brandon Gate
Business Centre
Leechlee Road,
Hamilton, ML3
6AU

650 to 792 sq ft
(60.39 to 73.58 sq m)

- Prominent town centre location with excellent public transport links
- Ideal for small to medium businesses requiring professional, flexible accommodation
- Dedicated car parking spaces
- Shared meeting room facilities and dedicated parking
- Flexible suite sizes from 650 to 792 sq.ft available Early 2027

DESCRIPTION

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The subject suite provides bright, modern office accommodation

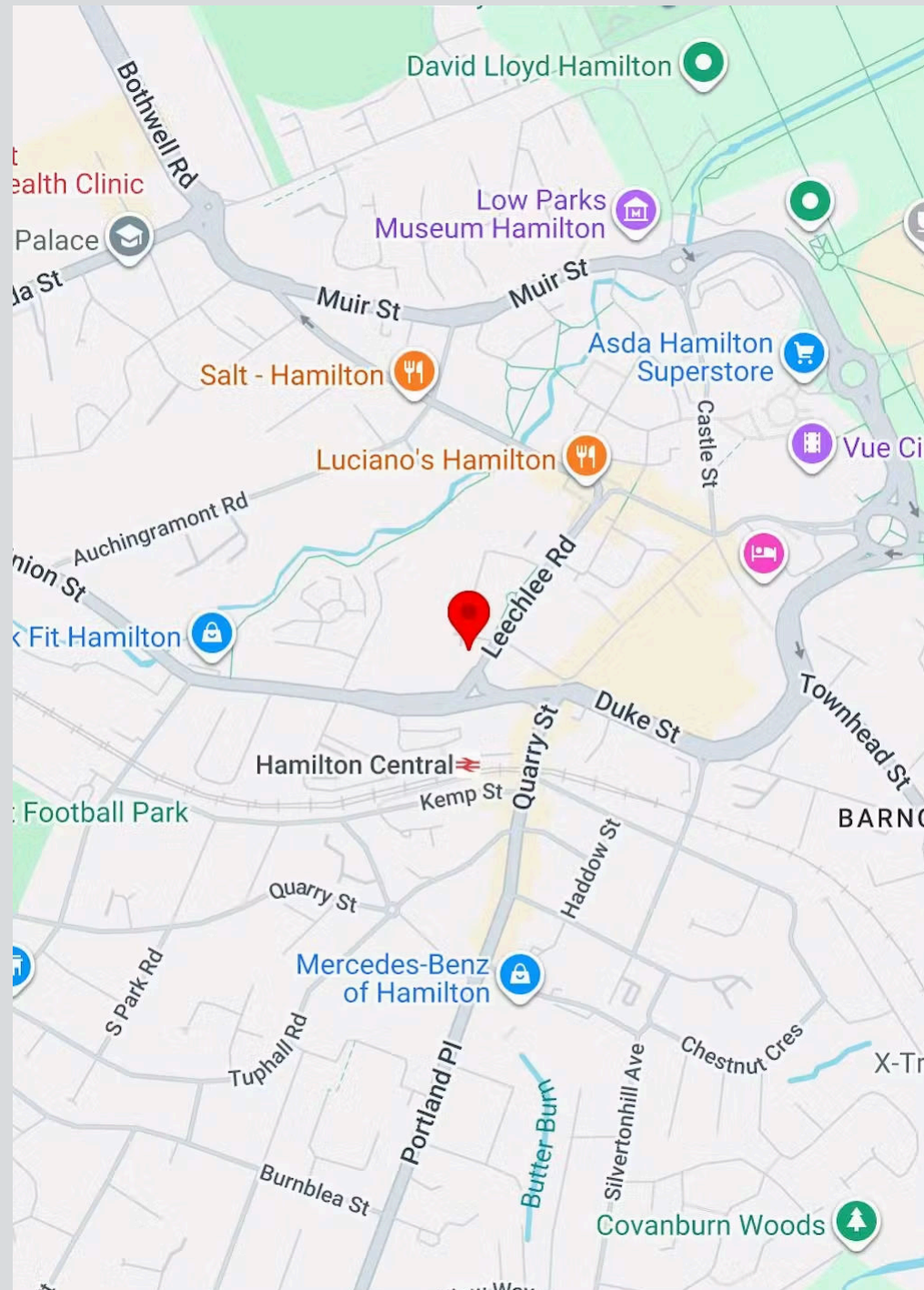
that benefits from the following:

- Suspended ceilings with recessed modern lighting
- Raised access flooring
- Dedicated parking
- Lift access
- Level entry at street level
- Excellent natural daylight provision
- Dedicated male and female toilets
- Dedicated tea prep area
- Disabled access

The second floor of Building C at Brandon Gate Business Centre provides modern office accommodation. The landlord is willing to consider subdividing the floor to create up to three smaller office suites, each benefiting from access to a shared meeting room, depending on occupier requirements. The suite is currently configured as one suite with a Net Internal Area of 3,567 sq. ft, or thereby.

POTENTIAL SUITE SIZES:

- Suite 1: 67.5 sq.m (726 sq.ft)
- Suite 2: 60.4 sq.m (650 sq.ft)
- Suite 3: 73.6 sq.m (792 sq.ft)



LOCATION

Brandon Gate is situated on the prominent junction of Leechlee Road and Brandon Street within the heart of Hamilton Town Centre. The neighbouring buildings (building A and B) are fully let to South Lanarkshire Council. Hamilton is located within the South Lanarkshire region approximately 12 miles southeast of Glasgow. The town is well connected with easy access to the M74 providing ready road access to Glasgow and the surrounding towns. The town also benefits from good public transport links with two railway stations one only a short walking distance from the subjects. The approximate location of the subjects is shown on the appended street plan.

FLOOR AREA

The second floor of Building C at Brandon Gate Business Centre provides modern office accommodation. The landlord is willing to consider subdividing the floor to create up to three smaller office suites, each benefiting from access to a shared meeting room, depending on occupier requirements. The suite is currently configured as one suite with a Net Internal Area of 3,567 sq. ft, or thereby.

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Description	sq ft	sq m	Availability
Suite 1	726	67.45	Coming Soon
Suite 2	650	60.39	Coming Soon
Suite 3	792	73.58	Coming Soon
Total	2,168	201.42	

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



NON-DOMESTIC RATES

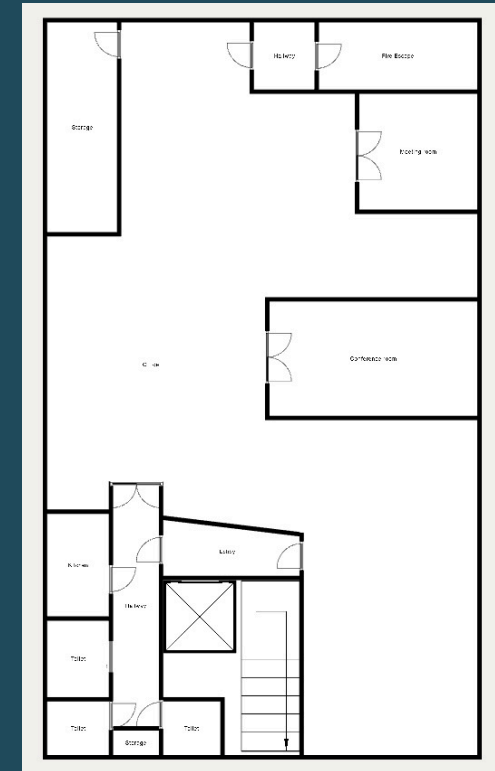
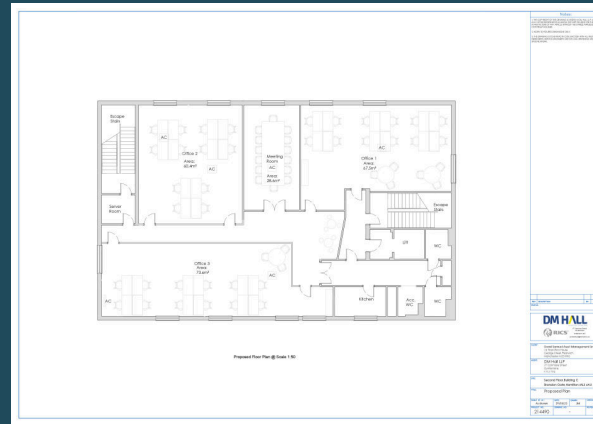
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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Make an enquiry

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DM HALL



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PROPERTY REF: WSA2513

DATE OF PUBLICATION: SEPTEMBER 2026