DM HALL

To Let

Office Suites



Kilpatrick House, 2 Lister Way, Glasgow G72 0FT

47.85 to 212.38 sq m
(515 to 2,286 sq ft)

- Suites available from 386 sq ft to 2,286 sq ft
- Comprehensively refurbished office accommodation
- Flexible suite sizes suitable for a range of occupiers
- 149 dedicated car parking spaces
- Prominent business park location
- Excellent access to the M74, M73 and wider motorway network
- On-site amenities including café, retail and childcare facilities
- Fully accessible accommodation
- Excellent natural daylight throughout
- Available to pre-let now

DESCRIPTION

Kilpatrick House is undergoing a significant programme of improvement designed to create a modern, efficient and occupier-focused office environment.

The building will offer high-quality office accommodation capable of accommodating both larger corporate occupiers and smaller businesses seeking flexible, well-connected workspace within one of Scotland's most established business parks.

The refurbishment will introduce contemporary finishes, upgraded occupier facilities and enhanced communal areas, delivering an attractive and professional working environment throughout.



LOCATION

Hamilton International Business Park occupies a strategic position within the heart of Scotland's motorway network.

Located immediately adjacent to the A725 Expressway and within minutes of Junction 5 of the M74, the park provides excellent connectivity to Glasgow, Edinburgh, Lanarkshire and beyond.

The park benefits from a range of nearby amenities including cafés, convenience retail, childcare facilities, healthcare services and public transport connections, creating an attractive working environment for occupiers and staff alike.

TERMS

The accommodation is available to lease on flexible Full Repairing and Insuring (FRI) terms for a period to be agreed.

Rent: Offers in the region of £14.00 per sq ft per annum exclusive.

AVAILABLE TO PRE-LET NOW

Expressions of interest are invited from occupiers seeking accommodation from 515 sq.ft to 2,286 sq.ft.

Further details, floor plans and specification information will be released as refurbishment works progress.



FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge
2nd - Suite 2.1	1,244	115.57	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.2	752	69.86	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.3	754	70.05	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.4	709	65.87	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.5	516	47.94	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.6	679	63.08	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.7	2,286	212.38	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.8	2,839	263.75	£14 /sq ft	£12.50 /sq ft
2nd - Suite 2.9	386	35.86	£14 /sq ft	£12.50 /sq ft
Total	**10,165**	**944.36**		

HIGHLIGHTS

The proposed refurbishment includes:

- Refurbished entrance reception and arrival experience
- Upgraded communal areas throughout
- Modern LED lighting
- Raised access flooring
- Heating and cooling systems
- Contemporary welfare facilities
- New meeting room facilities
- Dedicated breakout and informal collaboration space
- Enhanced security, access control and CCTV
- DDA compliant accommodation
- Refreshed external environment and landscaping

Specification may be refined during the refurbishment programme.

EPC

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

SERVICE CHARGE

£12.50 per sq ft

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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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: WSA2996 - SUITES

DATE OF PUBLICATION: NOVEMBER 2026