TO LET - OFFICE

PRINCES GATE

5 CASTLE STREET, HAMILTON, ML3 6BU

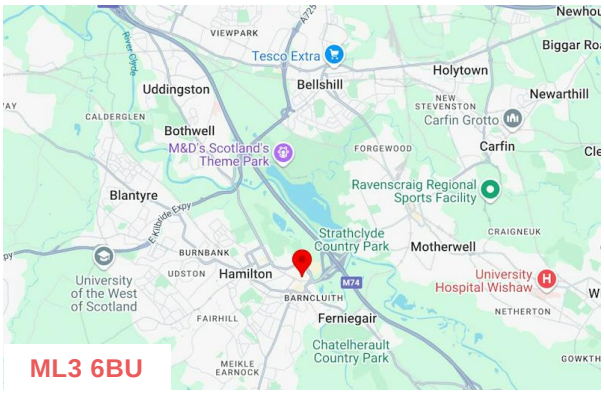


KEY HIGHLIGHTS

- 3,293 to 3,314 sq ft
- Commissionaire manned reception
- Modern specification
- Available on flexible terms, incentives available
- Located within heart of Hamilton Town Centre
- Flexible bright open-plan floorplates
- On-site parking

SUMMARY

Available Size	3,293 to 3,314 sq ft
Rent	£10 per sq ft
Rates Payable	£5.91 per sq ft
Service Charge	£5 per sq ft
VAT	Applicable
EPC Rating	C



DESCRIPTION

Princes Gate offers prominent, high quality office space in Hamilton Town Centre within a modern, commissionaire manned building. Open plan floor plates offer efficiency and easy space planning. Existing tenants include South Lanarkshire Council, The Scottish Ministers and The Princess Royal Trust.

LOCATION

Within half a mile of Junction 6 on the M74, Princes Gate is situated in the centre of Hamilton at the corner of Castle Street and the Town Square, ideally located to benefit from nearby amenities in Hamilton Town Centre, Palace Grounds Retail Park, Vue Cinema complex and Asda Superstore. Hamilton is located approximately 12 miles South East of Glasgow, 5 miles East of East Kilbride and 2 miles southwest of Motherwell.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor Suite (Castle Wing)	3,293	305.93	Available
3rd - Floor suite (Castle Wing)	3,314	307.88	Available
Total	**6,607**	**613.81**	







VIEWING & FURTHER INFORMATION

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