Commercial Premises incorporating two storey office and workshop.

Glenburn House, 1 Bairds Crescent, Hamilton, ML3 9FD

FOR SALE

18.36 TO 597.92 SQ M
(197.63 TO 6,435.96 SQ FT)

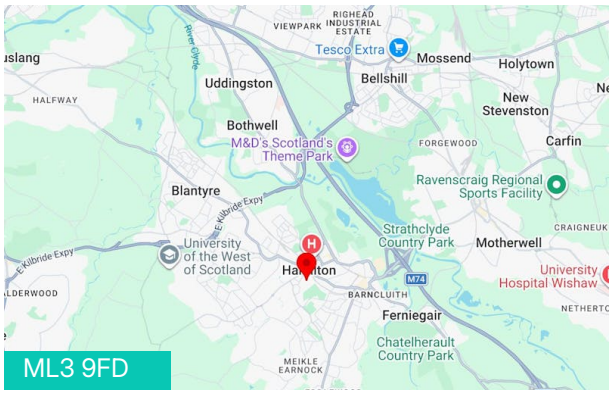
OFFERS IN EXCESS OF £420,000

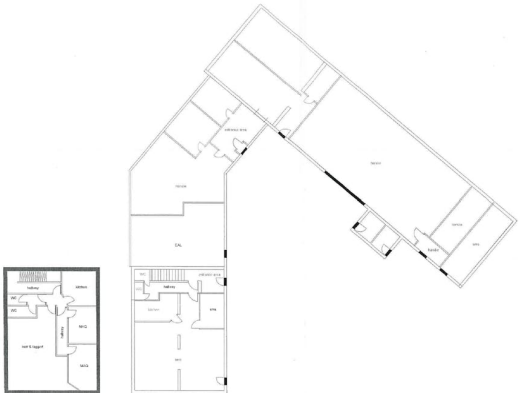
Standalone Commercial Premises incorporating two storey office building and main large workshop.

- 2 storey office, light industrial workshop and storage space
- Dedicated secure gated yard space
- Multiple tenants with scope for re-negotiation
- Approx 150 sqm currently vacant
- Current Rental Income £33,555 with approx 20% unoccupied

Summary

Available Size	18.36 to 597.92 sq m
Price	Offers in excess of £420,000
Business Rates	N/A
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





Description

The property comprises a versatile industrial unit centred around a spacious open-plan workshop, benefiting from generous eaves height and dual vehicular access. This is complemented by a modern two-storey pavilion offering quality office accommodation, alongside additional stores currently configured for a mix of office, storage, and ancillary workshop use. Approximately half of the accommodation is fitted out as office space or readily adaptable—an above-average provision—while retaining flexibility to revert to storage or workshop use. Externally, the property benefits from a secure, dedicated yard.

Internally, the layout is well connected and easily reconfigured, suiting a single occupier or potential subdivision into smaller, self-contained units. While subdivision would require some investment and shared yard use, it offers scope to generate additional rental income and reduce overall rates and operating costs.

Location

The property is located a short distance south of Hamilton town centre, within a well-established industrial estate that benefits from strong connectivity and convenient access to local amenities. Notably, the site falls within an 'Other Employment Land Use Area' as defined by the local development plan, allowing for a more flexible approach to planning and opening the door to a broader range of potential uses, which in turn enhances overall market appeal.

The property benefits from practical on-site parking within the secure yard, supplemented by additional free on-street parking available along Bairds Crescent.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Offices	2,095.30	194.66	Available
Ground - Stores	1,470.57	136.62	Available
Ground - Main Workshop	2,672.46	248.28	Available
Building - Outbuilding	197.63	18.36	Available
Total	**6,435.96**	**597.92**	

Viewings

Viewings by appointment only.

Additional Notes

EV charging facilities. Benefits from 14kw solar panels with 8 years remaining on the a back-to-grid contract - this provides income of 45p per KW/h generated, based on 50% generation. Last year income £1088.

Tenancy

There are currently 5 tenants in place. The primary tenant, SMS Technology, are also the property owner and are open to negotiating their lease as part of the overall sale as they are seeking to downsize in the future. The other 4 tenancies are flexible and currently provide limited security of tenure - as above they can be vacated or discussions can be had regarding transfer into more formal lease agreements.

Viewing & Further Information

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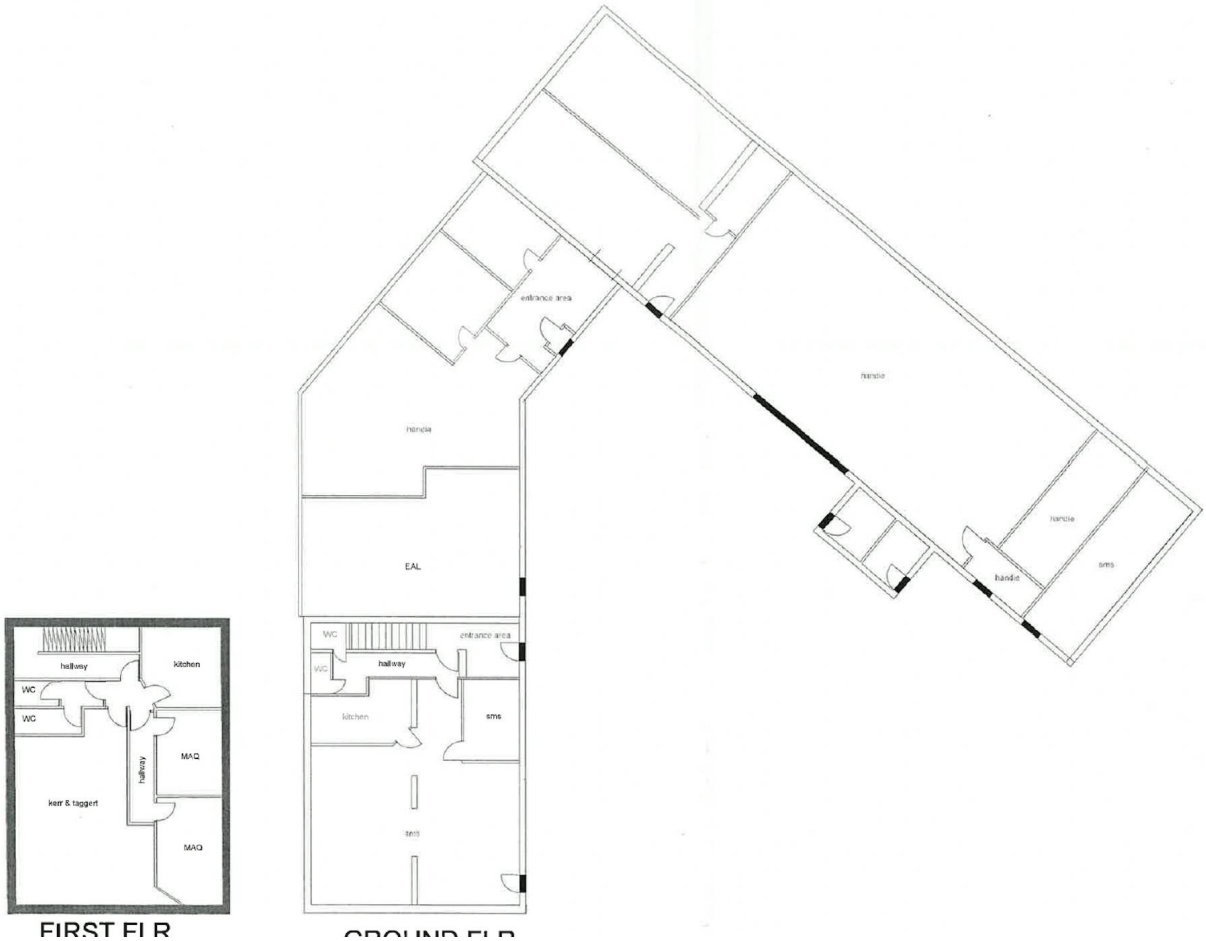
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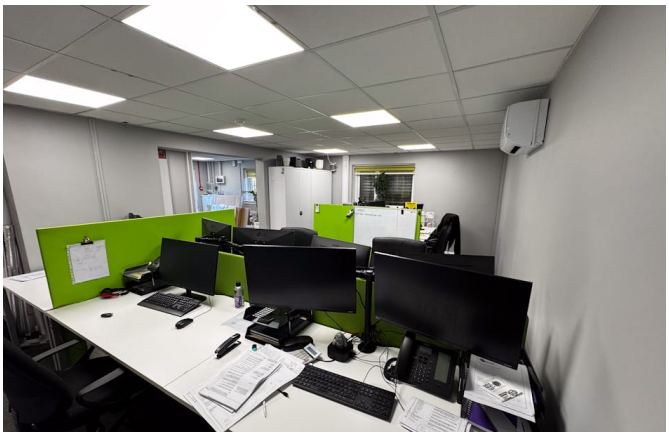
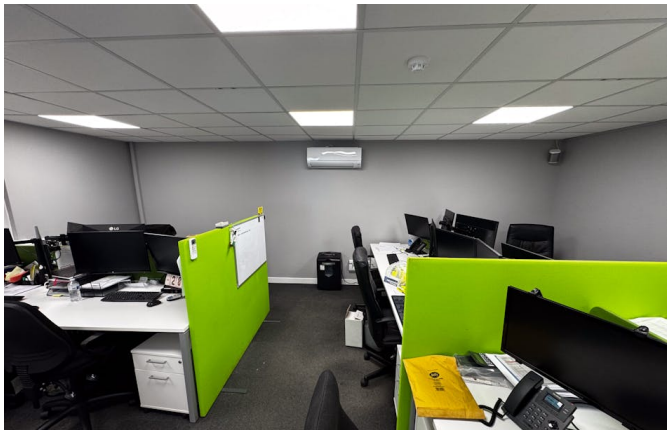
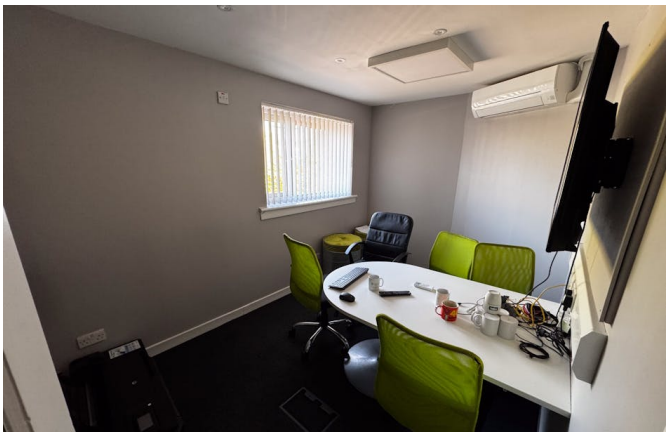
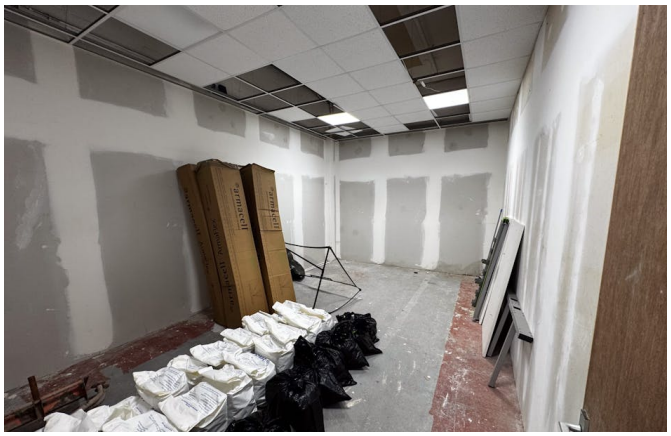




SMALL WORKS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