AVISON YOUNG

65 Hamilton Street, KA21

Office To Let

Office To Let, Saltcoats

- In Saltcoats town centre.
- Mixture open plan and cellular layout.
- Male and female toilets.
- Kitchen/tea preparation facilities.
- Suspended ceiling with recessed lighting.
- Perimeter trunking.

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65 Hamilton Street

Saltcoats, KA21 5DT

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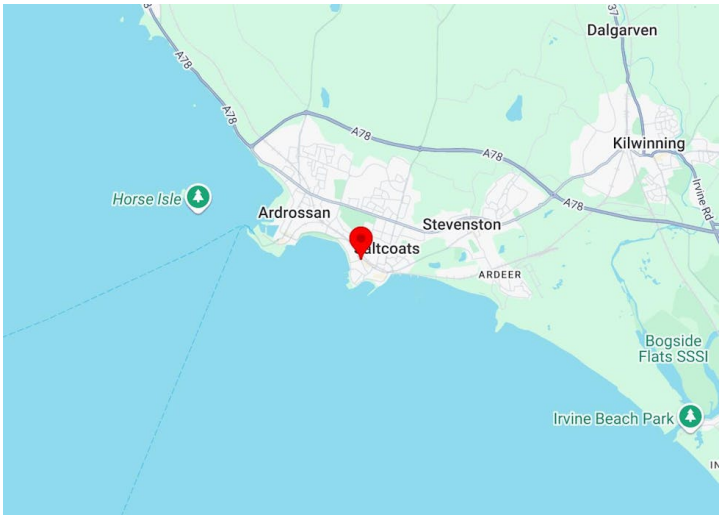

Summary

Available Size	2,226 sq ft / 206.80 sq m
Rent	£15,000 per annum The subjects are available by way of a new Full Repairing and Insuring lease.
Business Rates	N/A
Service Charge	N/A
EPC	C

Amenities & Specifications

_ Ceiling: Suspended Ceiling
_ Trunking: Perimeter trunking
_ 24 hour access: Yes
_ Kitchen: Yes
_ Washrooms: Demised

Property Highlights

The offices are located on first floor with access at ground level via 65 Hamilton Street. The space offers a cellular layout with multiple rooms/private offices and storage rooms. To the front of the suite there is a larger open plan suite.

Location

The offices are located within Saltcoats town centre, on Hamilton Street. The premises are located within a 10 minute walk of Saltcoats Railway Station, connecting the town directly to Glasgow city centre and are also well served by local bus connections. The offices benefit from close proximity to a number of local retail and leisure amenities including Sainsbury's and local café and takeaway operators.

Specification

- The offices benefit from the following specification:
- Perimeter trunking Suspended ceiling with recessed lighting
- Gas central heating
- Kitchen/tea prep
- Demised male & female toilets

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65 Hamilton Street, Saltcoats, KA21 5DX

First Floor Offices To Let, 2,226 Sq Ft (206.80 Sq M)

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DM HALL
CHARTERED SURVEYORS

on behalf of
Sainsbury's

65 Hamilton Street, Saltcoats

Location

Saltcoats is a town located on the West Coast of North Ayrshire with an approximate population of 12,000 people. The town is well connected in terms of public transport with both bus and rail connections to Glasgow and the wider North Ayrshire area and road access to Glasgow and the Central Belt via the M77 motorway.

The offices are located within Saltcoats town centre, on Hamilton Street. The premises are located within a 10 minute walk of Saltcoats Railway Station, connecting the town directly to Glasgow city centre and are also well served by local bus connections.
The offices benefit from close proximity to a number of local retail and leisure amenities including Sainsbury's and local café and takeaway operators.

Description

The offices are located on the first floor, with access at ground level via 65 Hamilton Street. Internally, the space is of a cellular layout with multiple rooms/private offices and storage rooms. To the front of the suite, there is a larger open plan suite.

The offices benefit from the following specification:
- Perimeter trunking
- Suspended ceiling with recessed lighting
- Gas central heating
- Kitchen/tea prep
- Demised male & female toilets

Accommodation

The offices have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to give the following Net Internal Area:

Floor	Sq Ft	Sq M
First floor	2,226	206.80

Terms

The subjects are available by way of a new Full Repairing and Insuring lease.

Business Rates

The subject will required to be reassessed for business rates purposes.

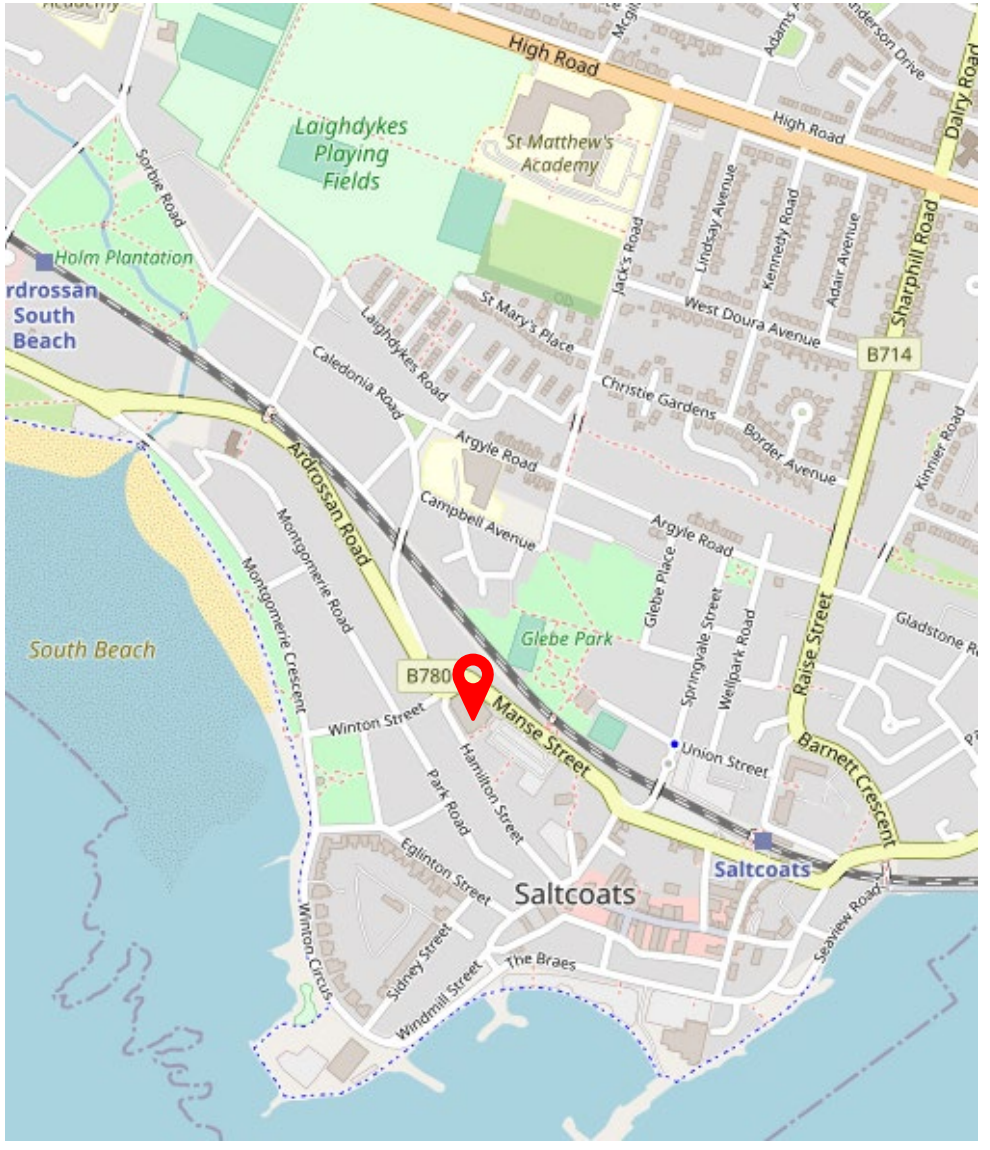
VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

Sainsbury's Properties

65 Hamilton Street, Saltcoats



65 Hamilton Street, Saltcoats

Floorplan

To find out more, scan the QR code

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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