

Modern Town Centre Offices - To Let

Brandon Gate, 5 Leechlee Road, Hamilton, ML3 6AU

Modern Office To Let in Hamilton Town Centre

- Available as a single floor or can be sub-divided into 3 smaller suites of 650 sq ft, 727 sq ft and 815 sq ft
- Comfort cooling
- Car parking
- Secure door entry
- Suspended ceilings
- Raised access floor
- Lift access

Summary

Available Size	650 to 3,567 sq ft
Rent	£12.25 per sq ft
Rates Payable	£5.75 per sq ft
Rateable Value	£41,200
Service Charge	On application
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The office is located on the second floor of Brandon Gate Business Centre in the heart of Hamilton town centre. The space extends to 3,567 sq ft and comes with lift access and 7 car parking spaces in the secure car park at the rear of the building. The suite is available as a whole or can be sub-divided into 3 smaller suites of 650 sq ft, 727 sq ft and 815 sq ft.

The building has great communication links to Glasgow and Edinburgh as the M8/M74/M73 are located close by. Public transport is excellent with Hamilton central train station being only 8-minutes walk.

Location

Located near Junction 6 of the M74 providing access to the M73 North and further to the M8 providing access to Glasgow and Edinburgh. As the building is located near Hamilton town centre there are many retailers such as Asda, Palace Towers Retail Park and a host of local businesses and coffee shops.

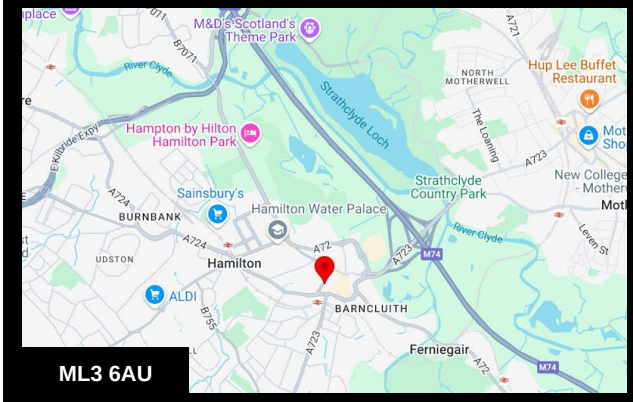
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Second Floor	3,567	331.39	Available
Total	**3,567**	**331.39**	

Specification

- 7 car parking spaces
- Lift access
- Secure door entry
- Raised access floors



ML3 6AU





Viewing & Further Information



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