THE HUB

TO LET

BOTHWELL HOUSE
HAMILTON | ML3 0QA

Office / Business Space Suite

1,754 sq ft (163 sq m)

Modern Business Suite

Open Plan Layout

Convenient Onsite Parking



clowes.co.uk

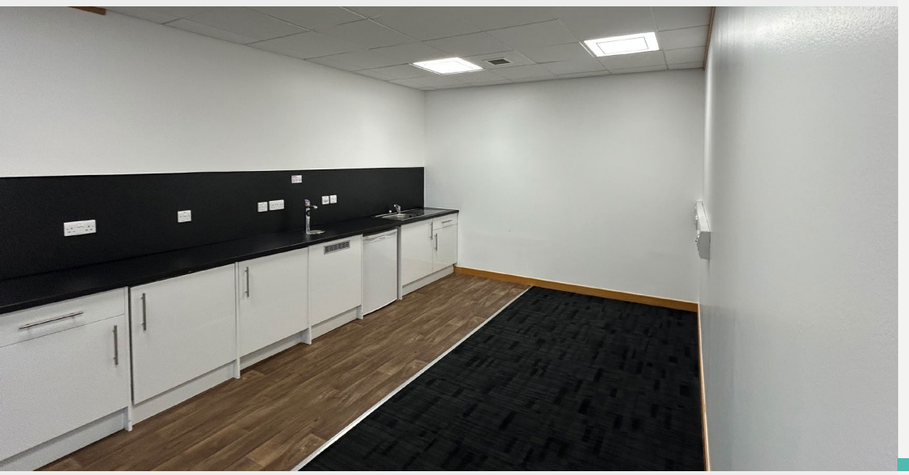
Clowes DEVELOPMENTS

Overview

The Hub at Bothwell House comprises a high-quality ground floor office suite within a modern, purpose-built office building, offering an attractive and professional working environment.

The suite benefits provides bright, predominantly open plan accommodation, finished to a high specification. Features include; raised access flooring, suspended ceiling incorporating modern LED lighting and climate controlled air conditioning, creating a comfortable and efficient workspace. Occupiers also benefit from a range of excellent on-site amenities, including disabled access, communal male and female WC facilities, along with dedicated on-site car parking spaces.





Raised Floors

Suspended Ceilings

Fully Carpeted

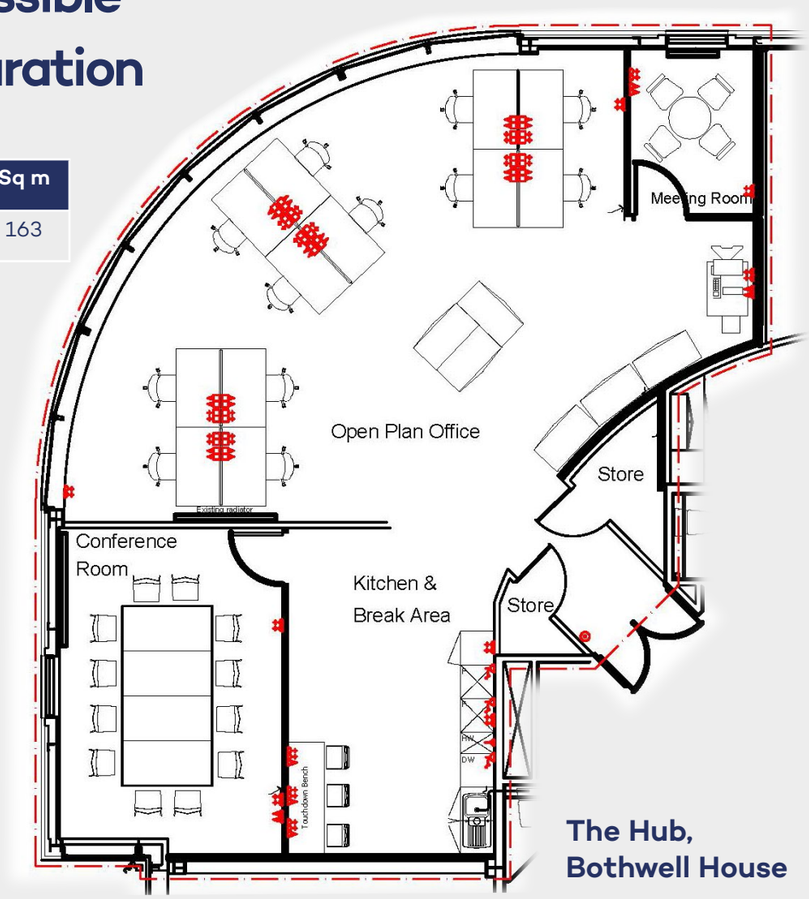
Disabled WC's

Comfort Cooling

5 Car Parking Spaces

Layplan & Possible Desk Configuration

Accomodation	Sq ft	Sq m
The Hub	1,754	163



The Hub, Bothwell House

Terms
The units are available on a To Let basis. For full details and quoting terms, please contact the marketing agents.

Business Rates
The suite has a current Rateable Value of £14,600. Interested parties should make their own enquires in this regard.

VAT
All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.

Legal Costs
Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

Service Charge
The incoming tenant will be responsible for payment of the service charge relating to this suite. Service Charge information will be made available upon request

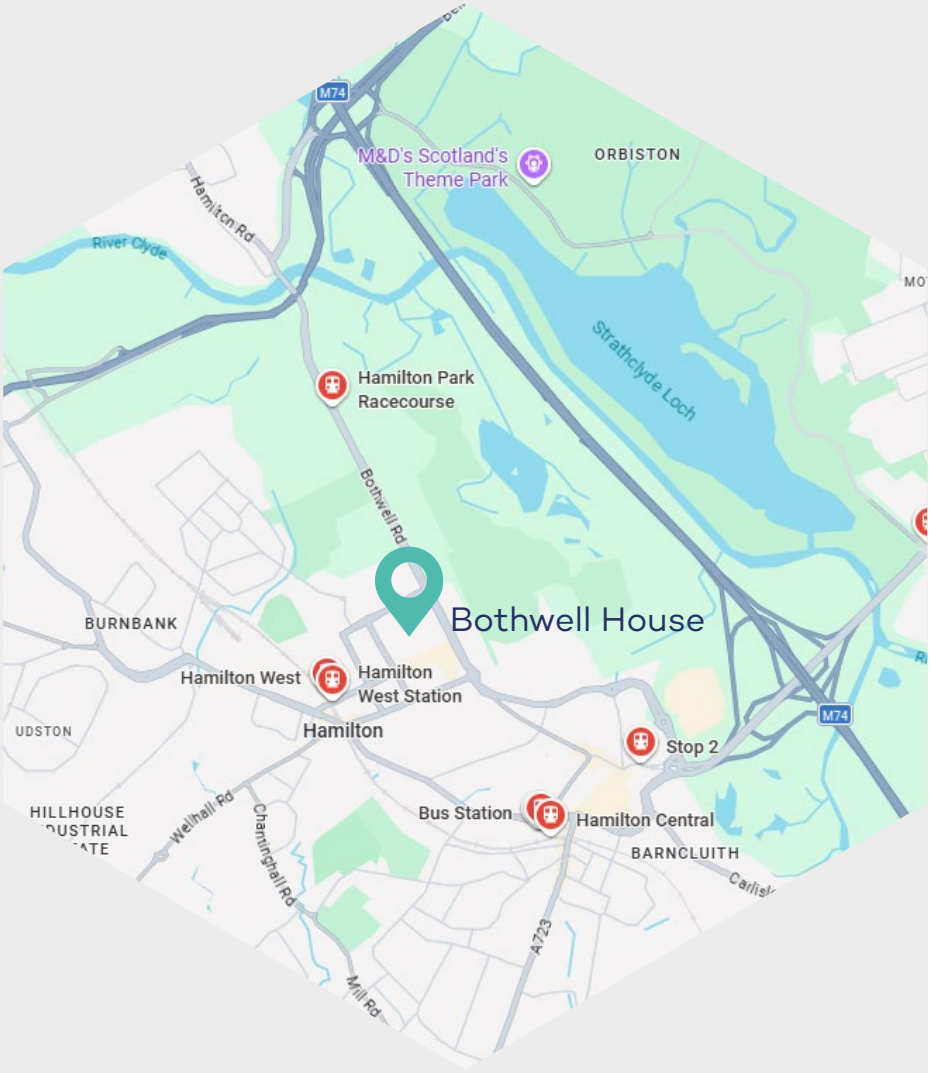
EPC
An EPC is available on request.

Location

The Hub at Bothwell House occupies a prominent position within Hamilton Business Park, one of South Lanarkshire's most established business locations.

Situated just 12 miles south east of Glasgow city centre, the property benefits from excellent connectivity, with immediate access to the M74 motorway, providing direct links to Glasgow and Edinburgh.

0.5 miles from Bothwell House
(10 min walk)



[Click here to view in Google Maps]

What3Words
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Further Information

Please contact the sole agents:

Pete Harding
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pete@precisecommercialproperty.co.uk

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.