TO LET

First Floor Refurbished Office Suite

NIA: 168.79 SQM (1,816 SQFT)

Modern Office Premise

Situated Within Close Proximity To Hamilton Town Centre

Available in Whole or in Part

Excellent Transport Links

Rent: OIEO: £15,000 Per Annum

CLICK HERE FOR VIRTUAL TOUR!



1ST FLOOR 4 BARRACK STREET, HAMILTON, ML3 0DG

CONTACT:
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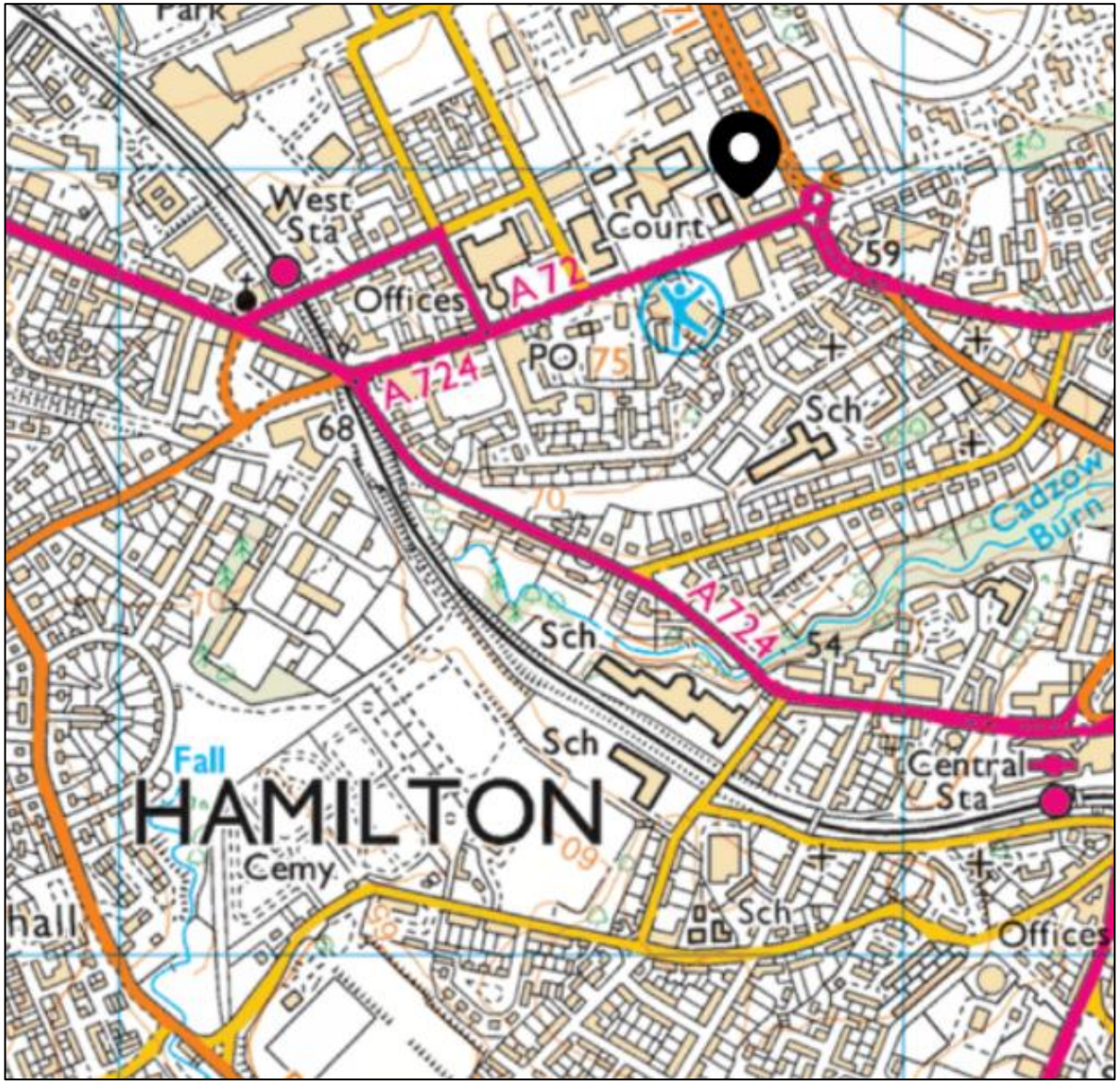
SHEPHERD | Whyte & Barrie

Location



Hamilton lies approximately 12 miles south-east of Glasgow City Centre within South Lanarkshire's council district.

Hamilton benefits from excellent transport links with the M74 motorway providing direct access to Glasgow, Dumfries and the North of England. Hamilton Central Train Station is located approximately 0.3 mile from the subject property and provide direct services to Glasgow Central Station. The surrounding area is also well-served by several bus routes which provide connectivity to areas such as Motherwell, Wishaw and Bellshill.

The subject occupies a prominent position on Barrack Street, within close proximity to Cadzow Street, one of Hamilton's main throughfares. The surrounding area benefits from a blend of residential dwellings and commercial operators such as CoVault Hamilton, Charles Ferguson Solicitors and Cameron Coffee Company.

CLICK HERE FOR LOCATION

Description





Available in whole or in part, the subjects comprise a modern first floor office suite, forming part of a larger three storey building with a restaurant occupying the ground floor. The subjects benefit from dedicated pedestrian access via Barrack Street.

The subjects offer a mix of open plan and cellular office space, finished to a high standard following a recent refurbishment. The fit out includes carpet floor coverings and fluorescent strip lighting incorporated throughout. The suite also attracts high levels of natural light with large glazed windows located along the front of the building. The subjects are further complimented by male and female W/C facilities and a kitchen/prep area, located to the rear.

Our client is open to discuss sub-division options with interested parties on request. Please contact the agent for further information.

ACCOMMODATION

	SQM	SQFT
Accommodation	168.79	1,816
TOTAL	**168.79**	**1,816**

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plan

1ST FLOOR 4 BARRACK STREET, HAMILTON, ML3 0DG



The Detail

RENT

Our client is seeking offers in excess of £15,000 per annum on the basis of fully repairing and insuring lease terms.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £13,600. The rate poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

SERVICE CHARGE

The relevant service charge information shall be made available upon request to seriously interested parties.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REVISED: September 2026