

To Let | **INDUSTRIAL**

DM **HALL**

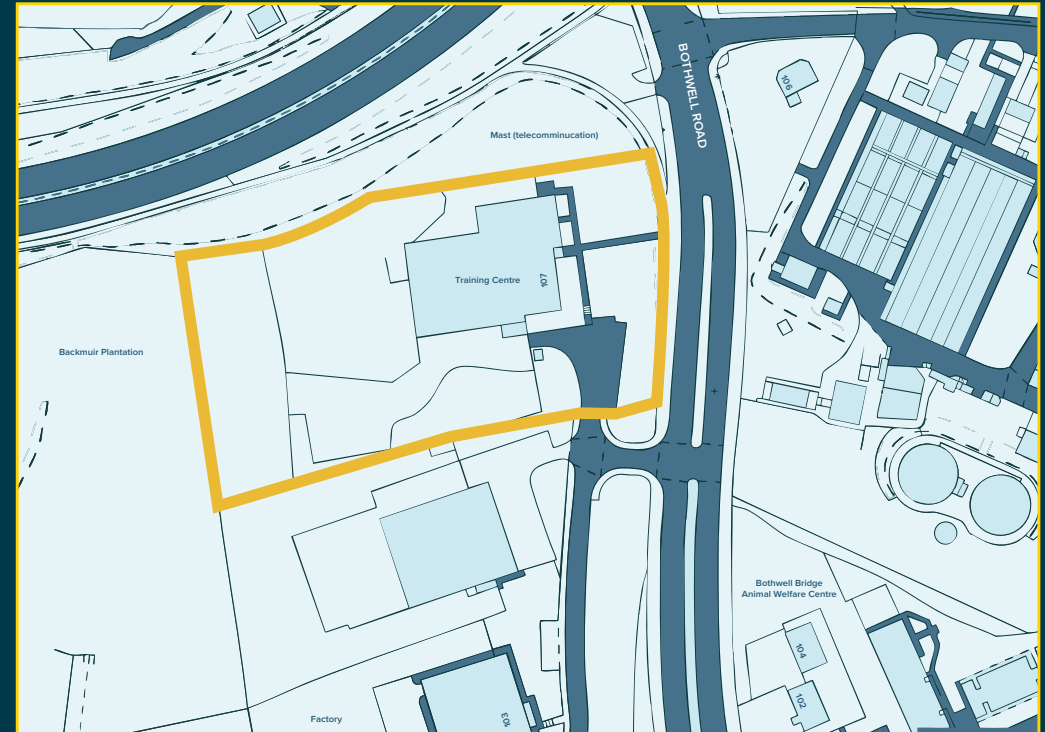
WAREHOUSE AND OFFICE FACILITY WITH GENEROUS YARD AND PARKING



Video available

107 BOTHWELL ROAD • HAMILTON • ML3 ODW

1,378.19 SQ.FT. (14,835 SQ.FT)



Property Details

- Extensive frontage to Bothwell Road.
- Fully refurbished property in 2025
- Great transport links to surrounding motorway network, adjacent to M74 (Junction 5) and A725
- Total accommodation — 1,378.29 sq.m (14,835 sq.ft)
- Self contained office block and warehouse accommodation.
- Ample car parking and storage/ expansion land.

LOCATION

Bothwell Road is a main thoroughfare to the north of Hamilton and a connecting route to Bothwell. The location offers easy access on the main road networks lying close to M74 via Junction 5 (Raith Interchange) at its convergence with the A725 expressway with connections on to the M8, M73 and M77 within a short drive time.

Hamilton is the administrative capital of the South Lanarkshire region with a population of over 40,000 persons and lying around 12 miles south east of Glasgow and 5 miles east of East Kilbride.

DESCRIPTION

107 Bothwell Road comprise a detached steel portal framed building which has a clear eaves height of 3.38 metres rising to the apex of 5.1 metres.

Vehicle access is derived off Bothwell Road leading into a good-sized yard area with the main vehicle access door on the southern elevation providing an opening height of 3.05 m.

Office accommodation is provided for within the single storey extension situated to the front of the main industrial building and provides a range of private and general offices with kitchen and ancillary accommodation.

The main warehouse space is generally open plan with a small number of office areas and toilet facilities.

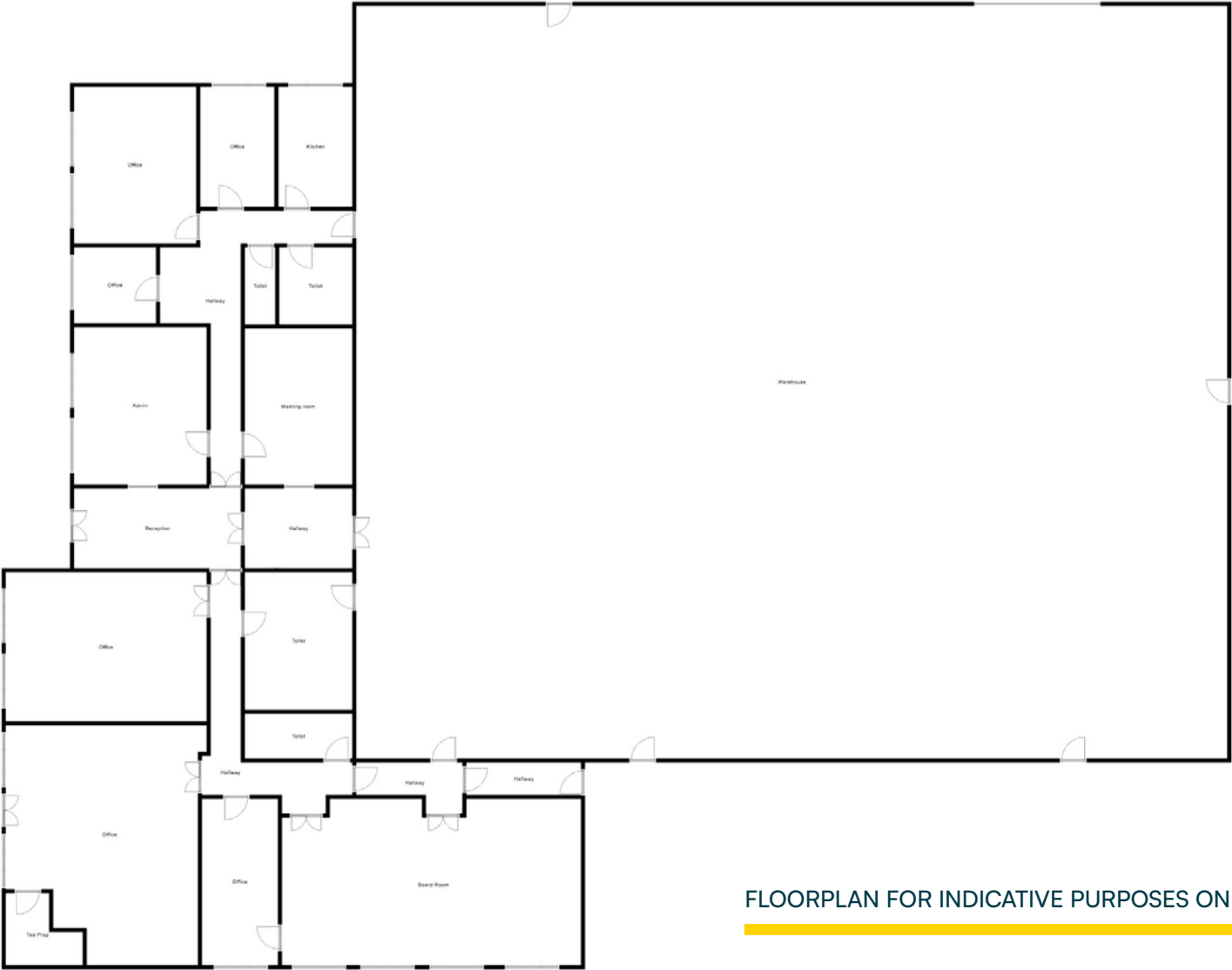
Ample car parking and yard space are available with the opportunity to extend the property should this suit occupiers' requirements.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Main Warehouse	888.43	9,563
Ground	Office Block	489.86	5,272
Total		1,378.29	14,835





FLOORPLAN FOR INDICATIVE PURPOSES ONLY - NOT TO SCALE

RENT

Rental offers of £105,000 per annum, exclusive of VAT, are invited based on a new full repairing and insuring lease.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £46,500.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required 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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VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

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PROPERTY REF: WSA2367

DATE OF PUBLICATION: APRIL 2025