

DM HALL

To Let

**Well Presented
Office Suite
With Parking**

**Clyde House,
105 Bothwell Road,
Hamilton,
ML3 0DW**



**244.79 sq m
(2,634 sq ft)**

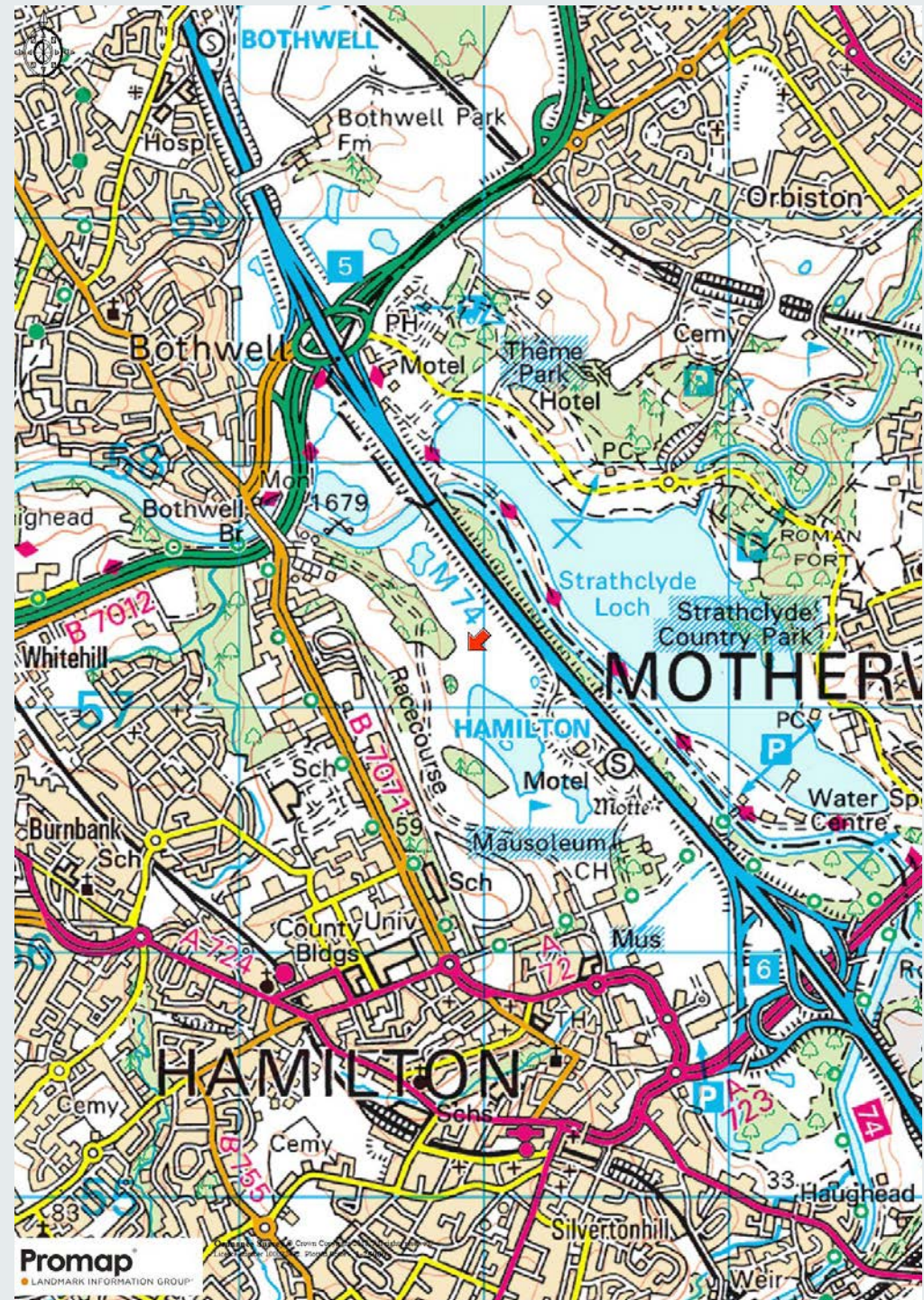
Property Details

- Prominent roadside position to the north of Hamilton
- Close to public transport, motorway and main road routes
- Ground floor DDA compliant offices
- Generous on site car parking
- NIA 244.79 sq.m (2,634 sq ft)
- Flexible lease terms
- £20,000 per annum

LOCATION

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

Hamilton is the administrative capital of South Lanarkshire with a population in excess of 40,000 persons and lies approximately 12 miles south east of Glasgow and 5 miles east of East Kilbride.



Property Details

DESCRIPTION

'Clyde House' is a two-storey, detached mixed-use complex accessed via Bothwell Road, set within mature woodland and landscaped grounds. It is located near Bothwell Bridge Business Park and directly opposite Hamilton Park Racecourse.

The surrounding area is home to a range of commercial and office occupiers.

The suite benefits from its own private entrance, ample on-site parking, and currently comprises five private offices, a large open-plan office, a reception area, boardroom, and a self-contained private kitchen.

FLOOR AREA

From measurements taken on site we calculate the suite to have a Net Internal Area of 244.79 sq.m (2,634 sq ft).

RATING

The subjects are entered in the current Valuation Roll with a Rateable Value of £16,100.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 15% rates relief.

PRICE

Offers of £20,000 per annum exclusive of VAT (if appropriate) are invited.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.



Property Details

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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DM HALL



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RICS

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