



## OFFICE SUITES TO LET

1000sq ft/92.9 sq m to 4000sq ft/371.6 sq m

Waverley House, Hamilton Business Park, Hamilton

### LOCATION:

Waverley House is located within Hamilton Business Park at the junction of Caird Street and Bothwell Road to the north west of Hamilton town centre. Local amenities are available in Douglas Park Retail Park and Almada Street whilst the town centre is within walking distance. Hamilton West railway station is nearby for mainline Glasgow trains and the local road network offers easy connections to both junctions 5 and 6 of the M74 for Glasgow (approximately 11 miles) the south and the national motorway network (M73, M/A8 etc).

### HAMILTON OFFICE:

Suites 7 & 8 Waverley House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Waverley House consists of two, 2 storey pavilions both accessed by a central single storey link building. The pavilions are designed to offer suites of varying sizes from approximately 1000 sq ft to an entire floor of around 4,000 sq ft.

Some suites boast air conditioning whilst others have electric heating installed and all the windows are double glazed.

Car parking is provided within the landscaped surrounds at the ratio of 3 spaces per single suite.

## AREA:

Suites are available from approximately 92.9 sq m /1000 sq ft for a single unit to 371.6 sq m/4000 sq ft for an entire floor.

## ENERGY RATING:

E+



## TERMS:

The accommodation is available to let on standard, commercial, full repairing and insuring terms for a negotiable duration.

Individual suites are available at £10,000 per annum rental excluding VAT, service charge and local rates. (Qualifying occupiers may benefit from 100% rates relief under the Scottish Government's Small Business Bonus Scheme and prospective tenants should satisfy themselves in this connection.)

## VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

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**REF: O301 Amended January 2023**

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