

# To Let

Kilpatrick House, Hamilton Intnl Technology Park, 2 Lister Way, Blantyre, Glasgow, South Lanarkshire, G72 0FT

12,934 - 40,009 SqFt (1,201.57 - 3,716.84 SqM)



## Description

Kilpatrick House occupies an elevated position on Lister Way within Hamilton International Park, immediately off the A725 East Kilbride Expressway. The property comprises a modern, detached office building constructed over ground and two upper floors with generous car parking on the lower ground level.

The Park benefits from excellent transport links and road communications. There is also a retail parade on the Park located directly across from the subject property

#### Accommodation

Floor	Sq ft	Sq m
Ground Floor	12,934	1,201.57
First Floor	13,555	1,259.26
Second Floor	13,520	1,256.01
	40,009	3,716.84

Tenure

Leasehold

Price

£12.50 sq ft pax

#### **Business Rates**

The ingoing tenant(s) will be responsible for all local authority rates incurred as a result of their occupation.

## **EPC**

Available on request





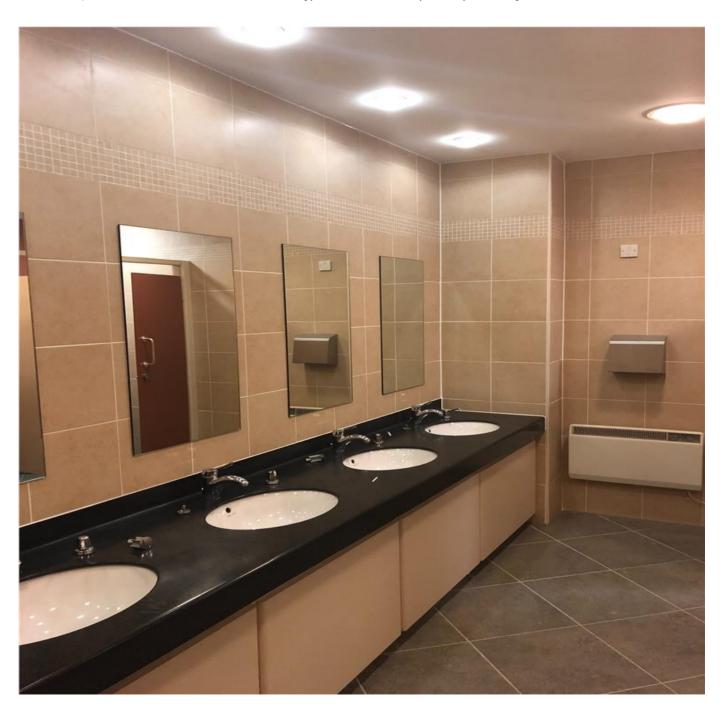
Highlights

Raised access flooring

Suspended ceilings with modern recessed lighting

**Air-conditioning** 

Male, female and accessible toilets on each floor



# If you would like to know more please get in touch.

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