



TO LET - INDUSTRIAL UNIT WITH LARGE SECURE YARD

2 Burnside Lane, Hamilton, ML3 6QP

LOCATION:

Hamilton is situated within the South Lanarkshire Local Authority Region approximately 12 miles south-east of Glasgow.

The subject property is situated just north of Hamilton Town Centre on the Southside of Burnside Lane by its junction with Quarry Street.

Convenient access to public transfer links are provided with Hamilton Central Railway Station and Hamilton Bus Station both less than a 5 minute walk north. Convenient M74 access is provided just 1.5 miles east via Junction 6 allowing for travel in both directions.

Neighbouring occupiers include Buchanan McPherson, Sainsbury's Local, Carpetwise, Hamilton Pilates Studio, Mercedes Benz and Kemp Construction.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Standalone industrial unit on secure site bound by palisade fencing with generous dedicated secure yard surfaced by mixture of concrete and tarmac.

The unit is of steel portal frame construction with clad elevations, electric vehicle access door and main pedestrian access.

Internally the subjects provide open-plan accommodation complete with WC's and tea prep.

Our client is in the process of refurbishing the property with works to include installation of LED lights, replacement of windows and general redecoration.

RATEABLE VALUE:

RV £21,250

Rates Payable £10,582.50



ENERGY RATING:

Available on request

RENT, LEASE DETAILS ETC:

The subjects are available on the basis of a new FRI lease at a rent of £37,500 per annum plus VAT.

VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department

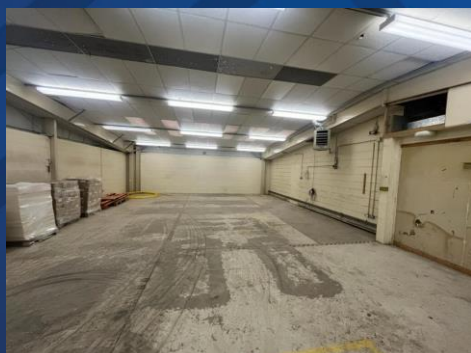
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