



FALCONER

PROPERTY CONSULTANTS

**2 CANDYMILL LANE,
HAMILTON
ML3 0FD**

TO LET

- LEASE FROM £16,500 PER ANNUM
- FROM 1,647FT² TO 3,305 FT²
- READY FOR IMMEDIATE OCCUPATION
- SECURE ENTRY SYSTEM
- GOOD LEVELS OF PRIVATE PARKING
- FLEXIBLE FLOOR PLATE
- GAS CENTRAL HEATING



LOCATION

Hamilton is a town in South Lanarkshire, in the central Lowlands of Scotland. It serves as the main administrative centre of the South Lanarkshire council area. It sits 12 miles (19 km) south-east of Glasgow, 35 miles (56 km) south-west of Edinburgh and 74 miles (120 km) north of Carlisle. It is situated on the south bank of the River Clyde at its confluence with the Avon Water.

The subjects are located on the northern side of Candymill Lane within Bothwell Business Park. Bothwell Business Park is a well positioned office development on the western side of Bothwell Road which benefits from good transport links and close proximity to the motorway.

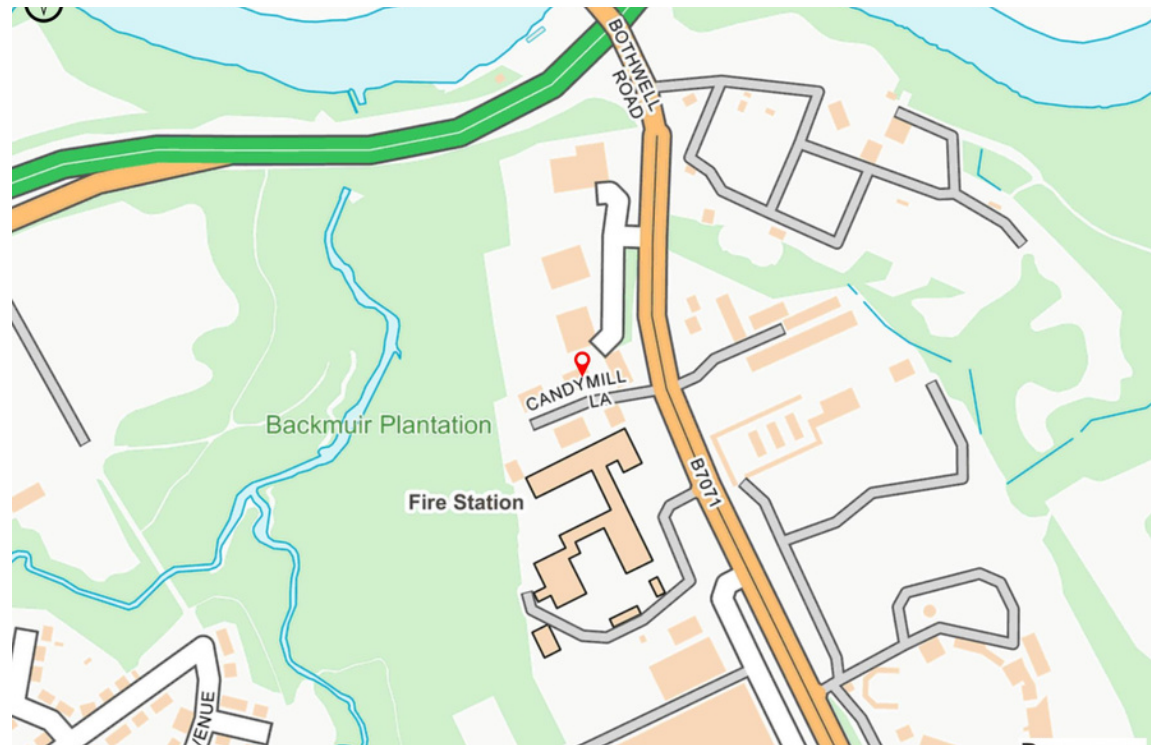
DESCRIPTION

The subjects comprise a modern office within a two storey semi-detached building of brick construction with a pitched and slated roof.

Internally the ground floor offers an open plan office with various smaller office rooms, kitchen facilities and separate male female w.c facilities. The first floor comprises of a open plan office with two separate smaller offices and separate male and female w.c facilities.

PROPOSAL

Lease from £16,500 per annum for a new FRI lease.



FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Ground Floor: 153m²/1647ft²

First Floor: 154m²/1,658ft²

Total: 307m²/3,305ft²

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to South Lanarkshire Council Planning Department.

RATING

Rateable value £22,000. (Full Building)

EPC

A copy of the EPC will be available upon request.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published January 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

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