

Brandon Gate Business Centre



1st Floor Office Suite To Let

1,281 sq ft (119 sq m)



Raised Access Floor



**Prominent Town
Centre Location**



Accessible Building



**Demised Car
Parking**

Office Suite - To Let

Hamilton, Brandon Gate Business Centre

Location

The offices are located on Leechlee Road in Hamilton Town Centre. Hamilton is located approximately 13 miles (25-minutes' drive) southwest of Glasgow City Centre and is in the catchment area of South Lanarkshire. The property benefits from close proximity to a number of local amenities including Asda and Palace Towers Retail Park, as well as many local retailers.

The town has excellent public transport links with Hamilton Central train station being located within an 8-minute walk of the building. The town benefits from excellent road communications with junction 6 of the M74 providing further access to the M73 North and the M8 which connects Glasgow and Edinburgh.

Description

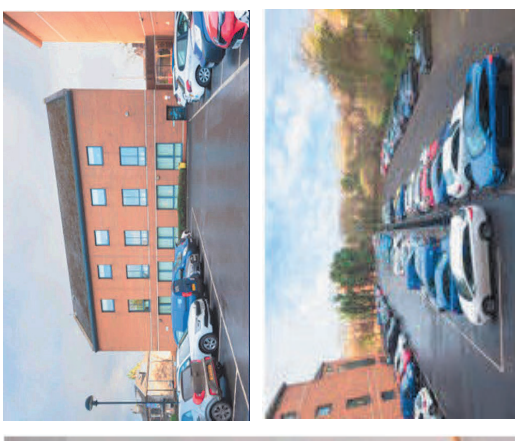
The subject suite provides bright, modern office accommodation that benefits from the following:

- Suspended ceilings with recessed modern lighting
- Raised access flooring
- Existing fit-out comprising x2 private offices/meeting rooms
- Lift access
- Level entry at street level
- Excellent natural daylight provision
- Communal male and female toilets
- Communal tea prep area
- x4 dedicated parking spaces
- Disabled access

Accommodation / Terms

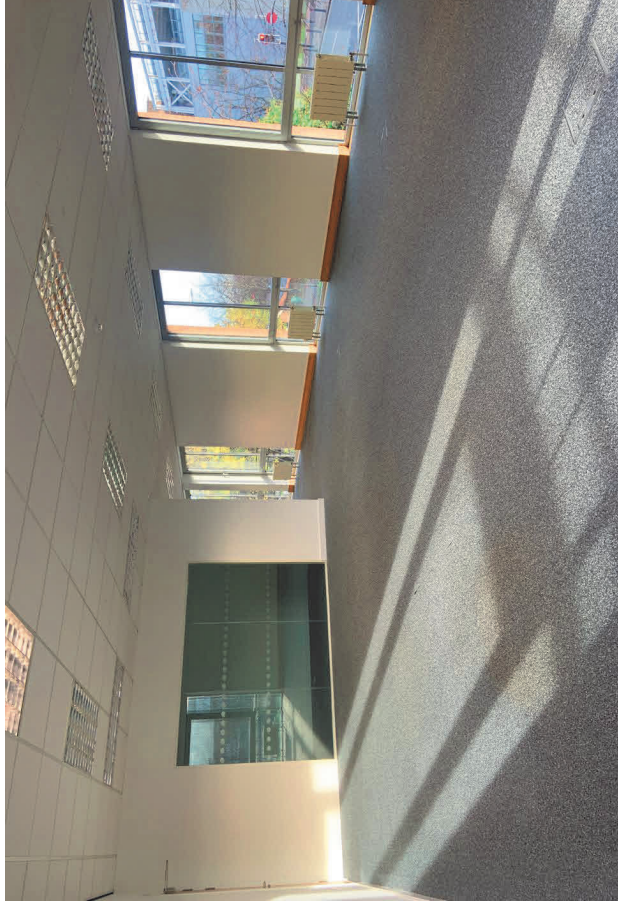
The subjects occupy party of the first-floor and extend to a net internal area of approximately 1,281 sq ft (119 sq m). The suite is available to let on new flexible Full Repairing and Insuring lease terms for a period to be agreed at a rental of £14,000 per annum.

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EPC

The current rating is Band C. A copy of the Energy Performance Certificate is available on request.

Business Rates

The subject is currently assessed with a rateable value of £17,300. Interested parties should make their own enquiries with the relevant Local Authority.

Service Charge

There is a service charge for the upkeep of the common areas. Further details available upon request.

VAT

VAT is payable on all rents and service charges quoted.

Legal Costs

Each party shall be responsible for their own legal costs incurred as a result of any transaction with the tenant responsible for any LBTT and registration dues.

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**To find out more,
please get in touch**

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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