

**TO
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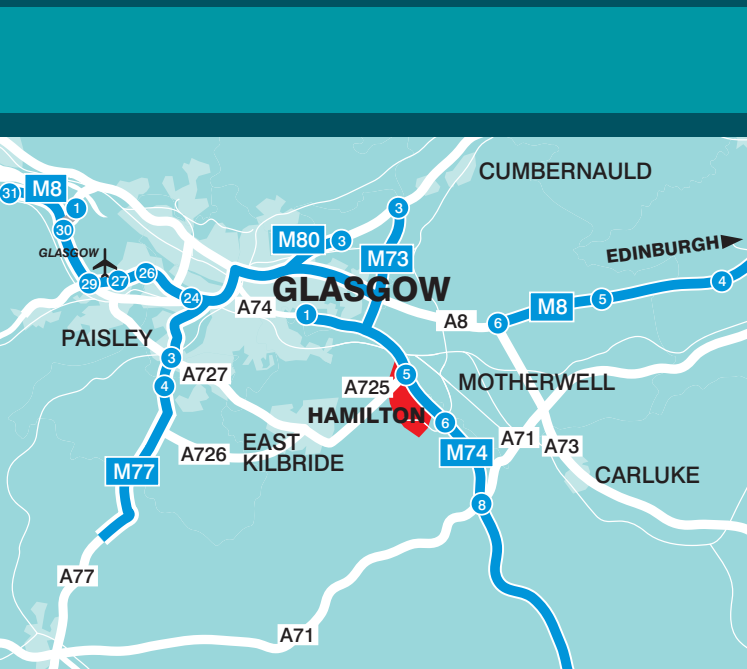
**Car
Parking**



**Modern Town Centre Office suites from
2,372 sq ft (220.4 sq m)**

PRINCES GATE

5 CASTLE STREET • HAMILTON • ML3 6BU



Location:

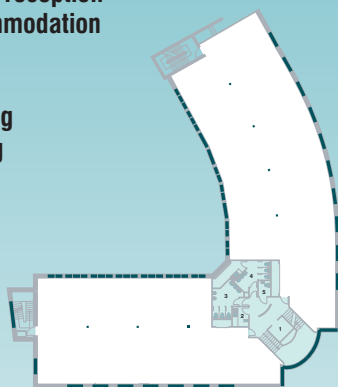
Within half a mile of Junction 6 on the M74, Princes Gate is situated in the centre of Hamilton at the corner of Castle Street and the Town Square, ideally located to benefit from nearby amenities in Hamilton Town Centre, Palace Grounds Retail Park, Vue Cinema complex and Asda Superstore. Hamilton is located approximately 12 miles South East of Glasgow, 5 miles East of East Kilbride and 2 miles southwest of Motherwell.

Description:

Princes Gate offers prominent, high quality office space in Hamilton Town Centre within a modern, commissionaire manned building. Open plan floor plates offer efficiency and easy space planning. Existing tenants include South Lanarkshire Council, The Scottish Ministers and The Princess Royal Trust.

Specification:

- Commissionaire manned reception
- Modern open plan accommodation
- Excellent natural light
- Raised access flooring
- Modern suspended ceiling
- Modern recessed lighting
- Gas central heating
- Passenger lift
- Car parking available
- Toilets on each level
- EPC - C



TYPICAL OFFICE PLAN

Floor Plan:

Suites from 2,372 sq ft, please refer to schedule attached.

Disposal Terms:

The accommodation is available on a flexible new FRI lease for a term to be agreed.

Rental:

Details are available on application.

Rateable Value:

The Rateable values of the suites are presently entered with the valuation roll at approximately £5.91 per sq ft. Any potential occupier should make their own investigations into this.

VAT:

All prices are quoted exclusive of VAT. For the avoidance of doubt VAT will be payable.

Viewing/Further Information:

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