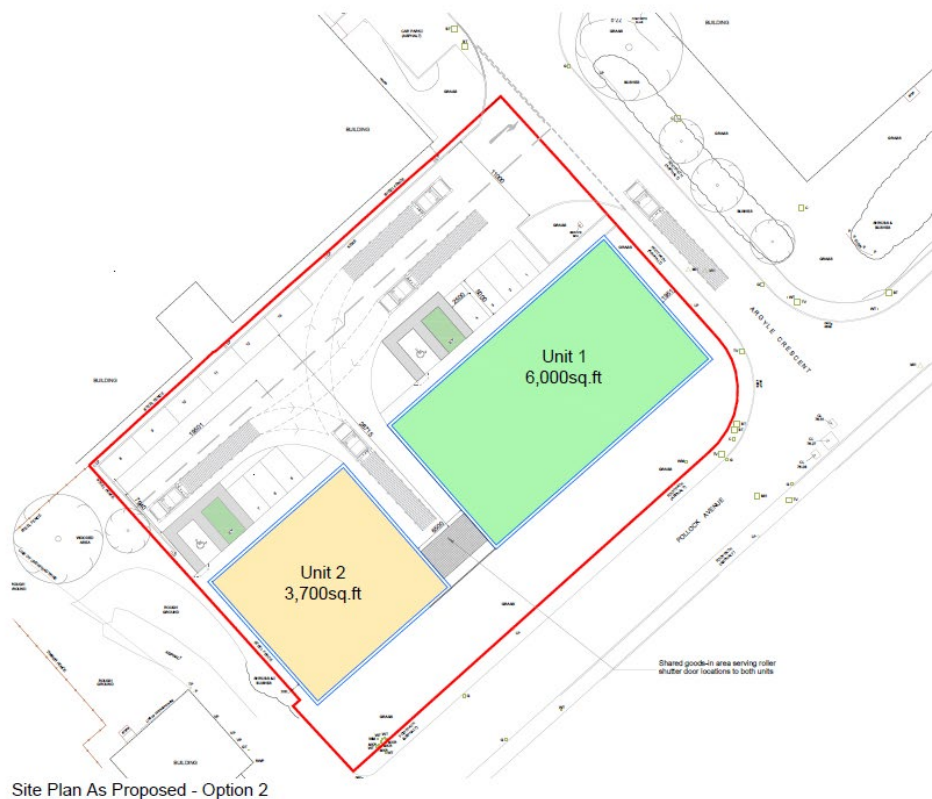


# New High Quality Trade Counter / Industrial Unit

5 Pollock Avenue, Hillhouse Industrial Estate, Hamilton

Colliers

To Let



## 5 Pollock Avenue

Hillhouse Industrial Estate  
Hamilton  
ML3 9SZ

### • 3,700 sq ft (343 sq m)

- Popular location for trade counter and industrial occupiers
- Nearby occupiers include Howdens Joinery, Wolseley Plumbers Merchant and J&W Carpets
- Convenient to local amenities such as Tesco Express and Aldi
- Qualifies for the “New Start” Rates relief scheme – rates free occupation for 1 year
- AVAILABLE FOR OCCUPATION LATE 2023

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# 5 Pollock Avenue, Hillhouse Industrial Estate

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## Location

Hamilton is a town with a resident population of 55,000 in the West of Scotland. The town is the administrative centre of South Lanarkshire. Hamilton is located 10 miles south-east of Glasgow and 37 miles south-west of Edinburgh.

The property is located in a popular and well-established industrial area. The local road network offers access throughout Hamilton and, via Hillhouse Road, links to the A725 East Kilbride Expressway for East Kilbride and the M74 for Glasgow, the south and the national motorway network (M73, M8 etc).

## Description

The property is a newly developed industrial unit of steel frame construction with facing brick and cladding elevations. The unit has a vehicle access door and pedestrian access door, customer/staff parking and a 6 metre clear eaves height.

The property will be to a “shell” finish internally, ready to accommodate a variety of tenant fit-outs.

## Accommodation

The property extends to a Gross Internal Area of 3,700 sq ft (343 sq m).

## Rateable Value

The property will be assessed for its Rateable Value when occupied.

The property qualifies for the “New Start” Rates relief scheme giving 1 year of rates free occupation.

## Terms and Rental

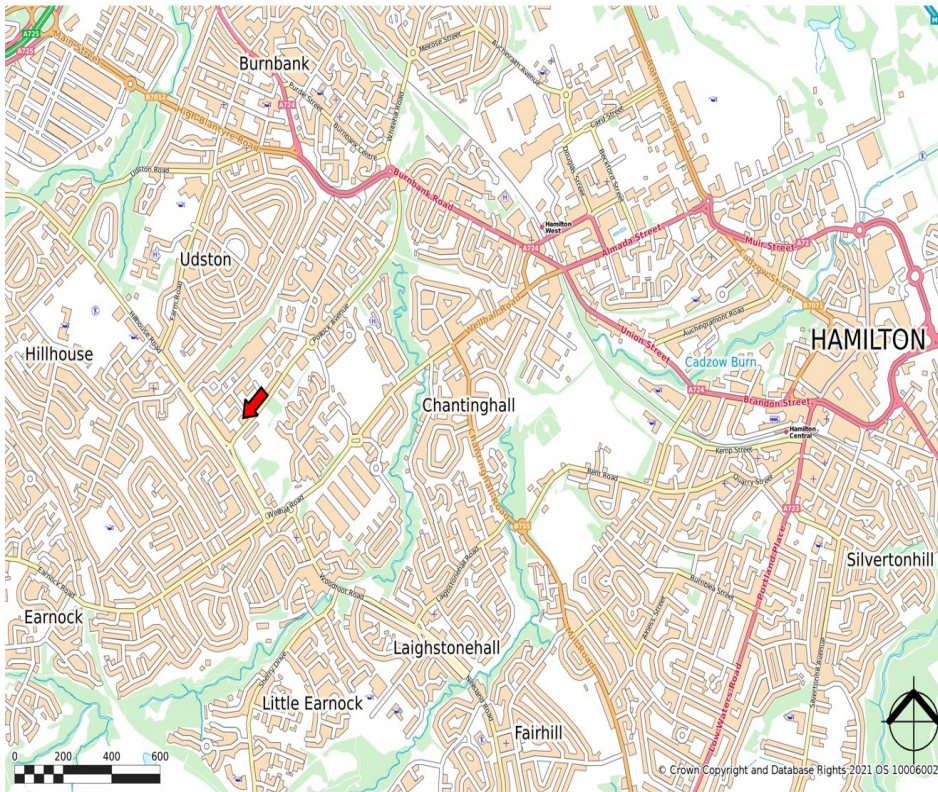
The property is available on Full Repairing and Insuring Terms. Further information and the quoting rent are available on request to the letting agent.

The rental is £44,400 per annum exclusive of VAT (£12.00 per sq ft).

## VAT

All rentals, prices, premiums etc are quoted exclusive of VAT. VAT will be payable.

# 5 Pollock Avenue, Hillhouse Industrial Estate



## Viewing / Further Information

For further information or to arrange a viewing please contact:



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