



DM HALL

AVISON
YOUNG

TO LET OFFICE
Building C ▪ Brandon Gate Business Centre,
Leechlee Road ▪ Hamilton ▪ ML3 6AU

- Modern Office Building
- Prominent town centre.
- 2 dedicated car parking spaces
- Excellent access to public transport and local amenities.
- Net internal area of 66.42 sq.m (715sq.ft)
- Rental Offers in Excess of £10,000 pa

LOCATION

Brandon Gate is situated on the prominent junction of Leechlee Road and Brandon Street within the heart of Hamilton Town Centre.

The neighbouring buildings (building A and B) are fully let to South Lanarkshire Council.

Hamilton is located within the South Lanarkshire region approximately 12 miles southeast of Glasgow. The town is well connected with easy access to the M74 providing ready road access to Glasgow and the surrounding towns.

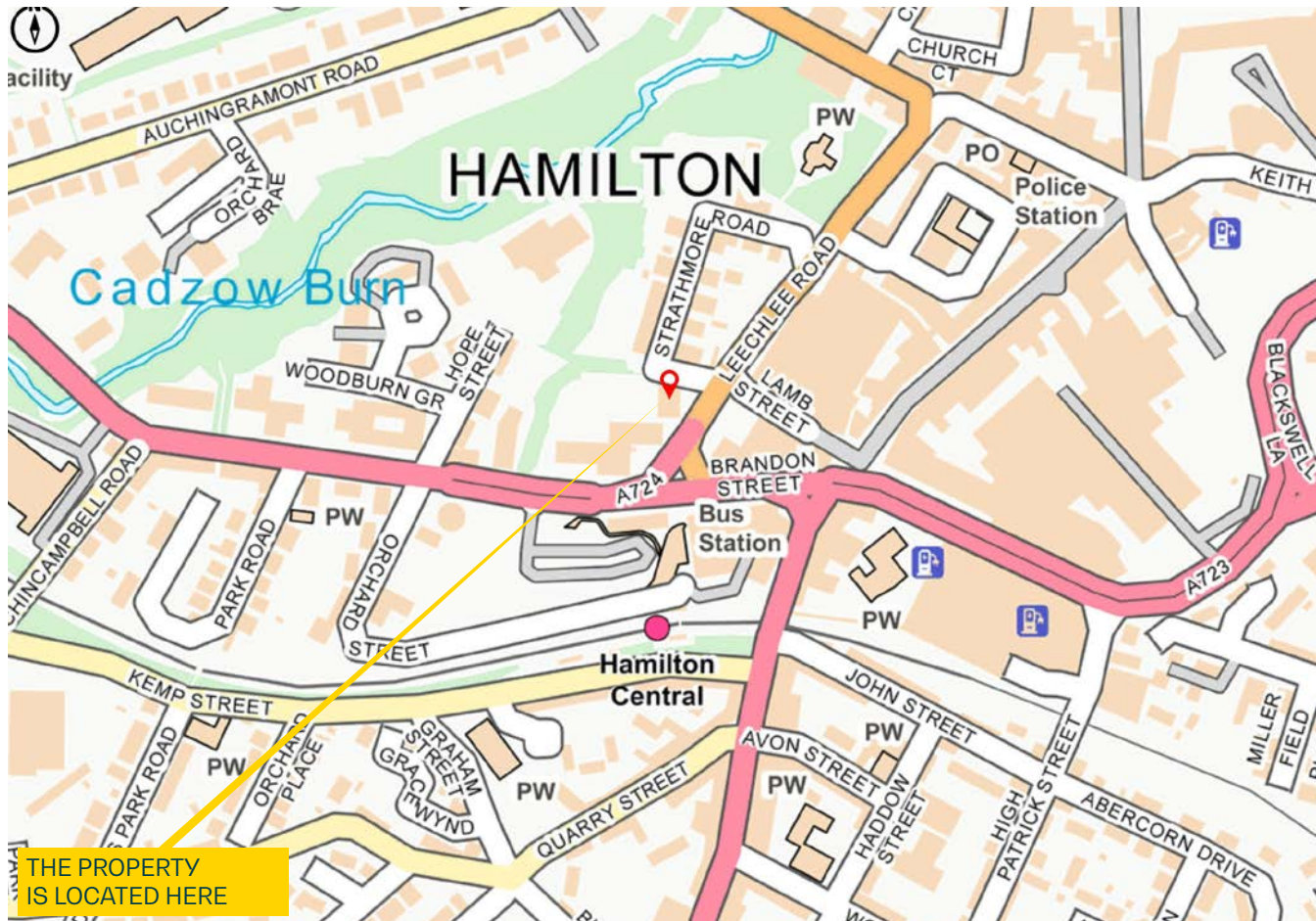
The town also benefits from good public transport links with two railway stations one only a short walking distance from the subjects.

The approximate location of the subjects is shown on the appended street plan.

DESCRIPTION

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

- Suspended ceilings with recessed modern lighting
- Raised access flooring
- Open plan suite
- Lift access
- Level entry at street level
- Excellent natural daylight provision
- Communal male and female toilets
- Communal tea prep area
- x2 dedicated parking spaces
- Disabled access



THE PROPERTY IS LOCATED HERE



ACCOMMODATION

According to our calculations the subject have a total net internal area of approximately 66.42 sq.m (715sq.ft).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £9,500.

Under the Small Business Bonus Scheme the property would qualify for 100% Rates Relief, subject to occupiers status.

RENT

Rental offers of £10,000 per annum, exclusive of VAT (if applicable) are invited on the basis of a new full repairing and insuring lease of a negotiable term.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

An Energy Performance Certificate is available on request. The current rating is Band C.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

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COMMERCIAL DEPARTMENT | 0141 332 8615

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