



RESIDENCE

13a Scott Grove, Hamilton, ML3 6RG

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We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



A great opportunity to purchase this single storey commercial building which is centrally located within Hamilton and has been run as a successful builder's office and store for the past six years.

Offering just over 2000 sq ft, the building underwent a significant improvement programme to create what is now a well laid out office unit with great storage. There is a reception area, reception office, three additional office suites, a kitchen and bathroom facilities. An electric roller shutter door provides access to a large workshop/store/garage area.

Vat - exempt.

Rent - upon application.

Scott Grove is a small cul-de-sac in central Hamilton with on street parking and within easy access to the shops and transport links. Hamilton town is home to excellent shopping facilities, sports amenities including golf courses, swimming baths, gyms, parks and a selection of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns including East Kilbride, Motherwell, Glasgow and Edinburgh. The nearby M74 motorway provides excellent road links throughout the west of Scotland.





