

 JLL SEE A BRIGHTER WAY

# For sale

99 Bothwell Road,  
Hamilton, ML3 0EA

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# Description

Rare opportunity to acquire 34,332 sq ft office space on a site extending to 1.58 acres.

The main building features a mix of open plan and cellular office accommodation, with part of the first floor recently refurbished to a modern specification. Additional facilities include a large reception area, canteen and auditorium.

This substantial office complex offers versatile accommodation suitable for a range of occupiers or investors. The large site and scale of the buildings provide potential for various redevelopment or repositioning strategies, subject to necessary consents.

## For sale

The building will be sold Vacant Possession by way of Heritable Interest (Scottish Equivalent of English Freehold). VAT is payable

# Property overview

- Total office area of 34,332 sq ft across two buildings
- Site area: 1.58 acres (0.69 ha)
- Excellent connectivity links, close to M74 motorway
- Alternative use potential

|               | Floor                          | Area (sq ft) | Area (sqm) |
|---------------|--------------------------------|--------------|------------|
| Main Building | Ground & 1 <sup>st</sup> floor | 32,251       | 2,996.22   |
| Main Building | Auditorium                     | 2,081        | 193.33     |
|               |                                | 34,332       | 3,189.55   |





## Location

Situated in an established commercial area just 1 mile north of Hamilton town centre. The property benefits from excellent road connections, being only 1 mile south of the M74 motorway junction. Hamilton West and Hamilton Central railway stations provide regular services to Glasgow, with journey times of approximately 20 minutes.

- Easy access from the motorway
- Established business community
- Close to Hamilton Racecourse





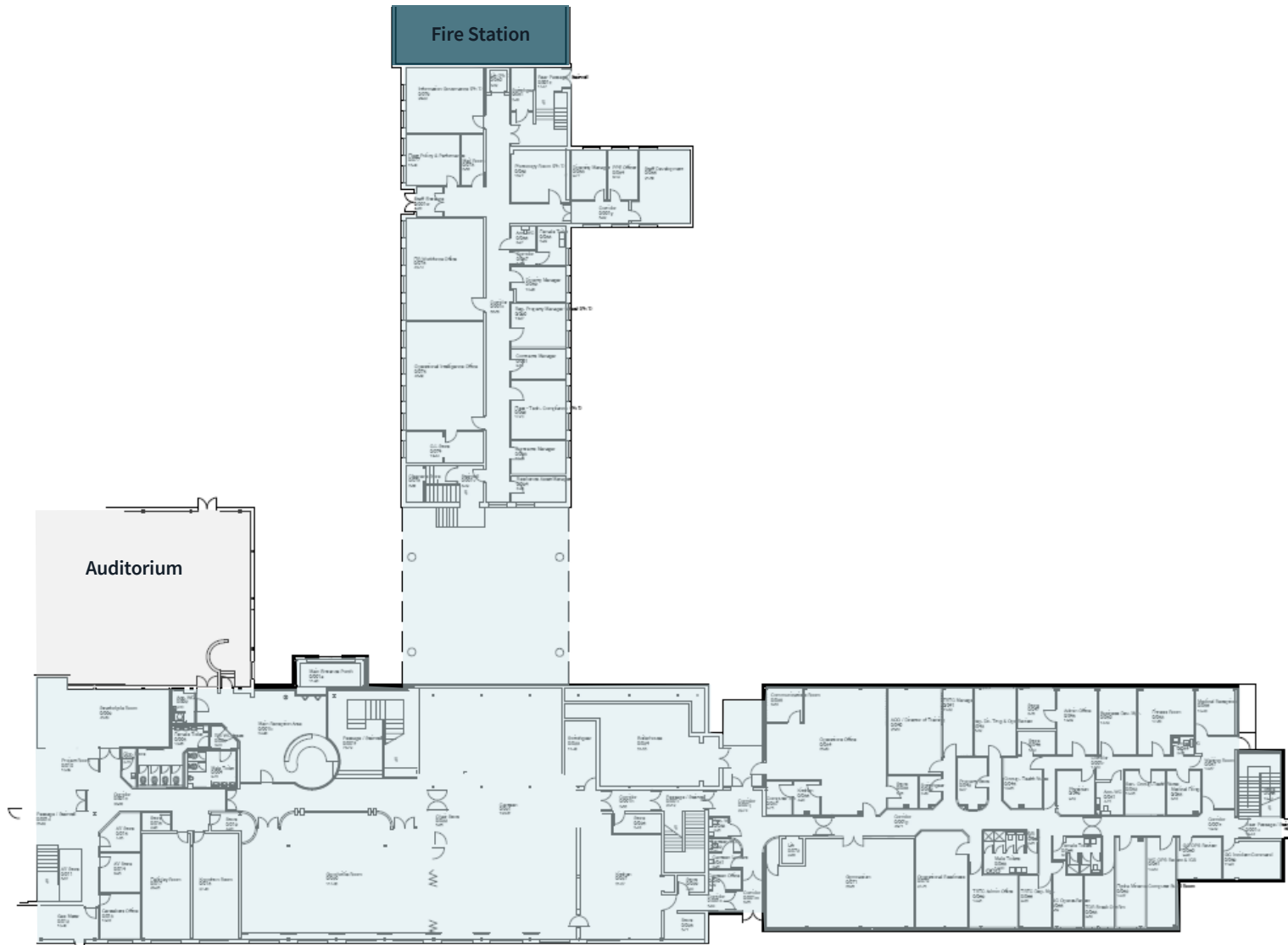
# Location



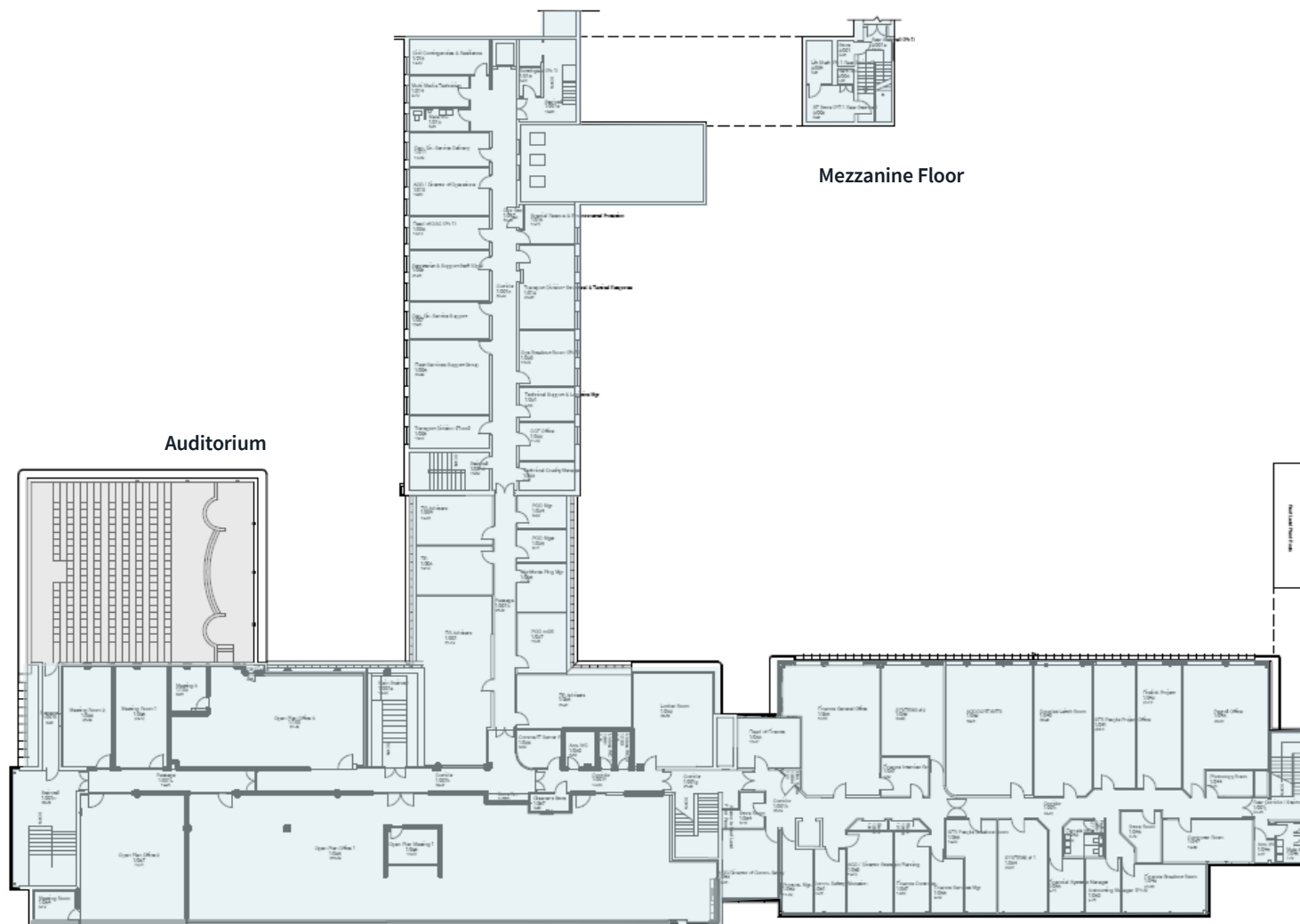


# Floorplans – Main Building

## Ground Floor



## 1st Floor



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