



DM HALL

AVISON
YOUNG

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

- Prominent town centre location with excellent public transport links
- Ideal for small to medium businesses requiring professional, flexible accommodation
- Flexible suite sizes from 650 to 792 sq.ft available 2026
- Shared meeting room facilities and dedicated parking
- Competitive rental rates from £12/sq. Ft

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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:

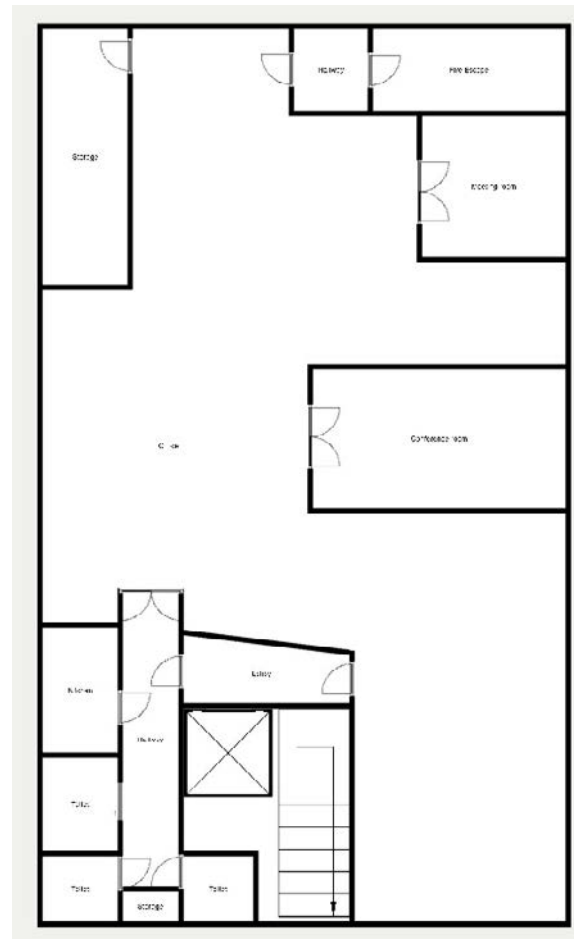
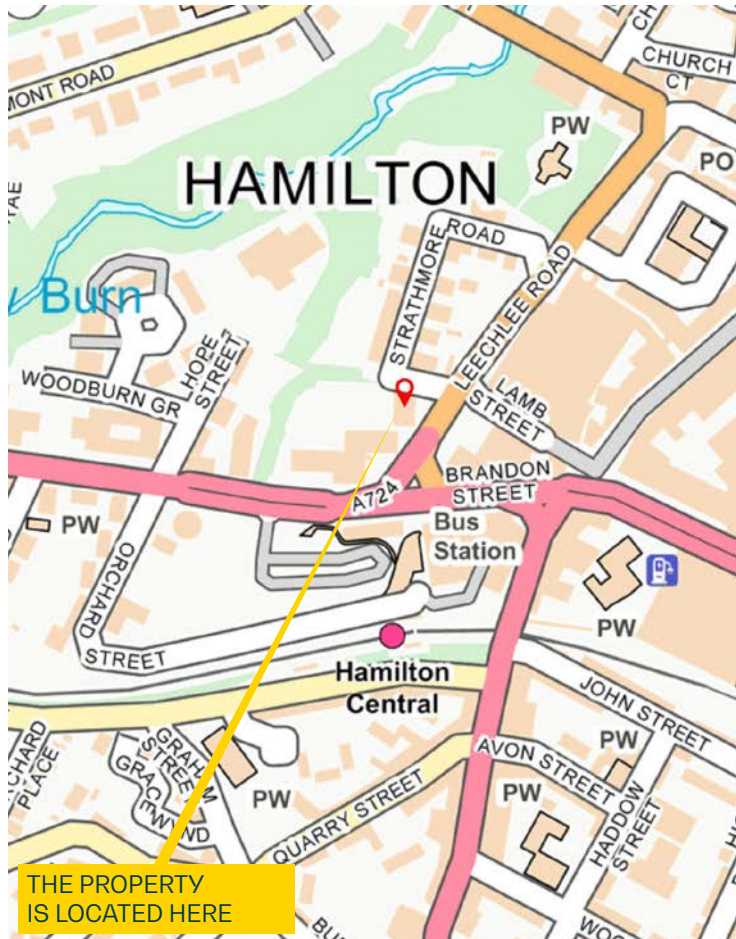
- Suspended ceilings with recessed modern lighting
- Raised access flooring
- Dedicated parking
- Lift access
- Level entry at street level
- Excellent natural daylight provision
- Dedicated male and female toilets
- Dedicated tea prep area
- Disabled access

ACCOMMODATION

Refurbishment works are currently underway to subdivide the second floor of Building C, Brandon Gate Business Centre, into three high-quality office suites with access to a shared meeting room.

AVAILABLE SUITES:

- Suite 1: 67.5 sq.m (726 sq.ft)
- Suite 2: 60.4 sq.m (650 sq.ft)
- Suite 3: 73.6 sq.m (792 sq.ft)





VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

DM HALL

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AVISON YOUNG

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RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £41,200.

RENT

Quoting rents from **£12.00 per sq.ft, exclusive of VAT.**

The suites are offered on a new **Full Repairing and Insuring (FRI) lease**, for a period to be mutually agreed.

SERVICE CHARGE

A service charge will be levied on a rate per sq.ft. basis. It includes maintenance of the building, cleaning, heating and power to the common areas, security and CCTV systems, fire alarms and buildings insurance. Further information is available on request.

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.



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COMMERCIAL DEPARTMENT | 0141 332 8615

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