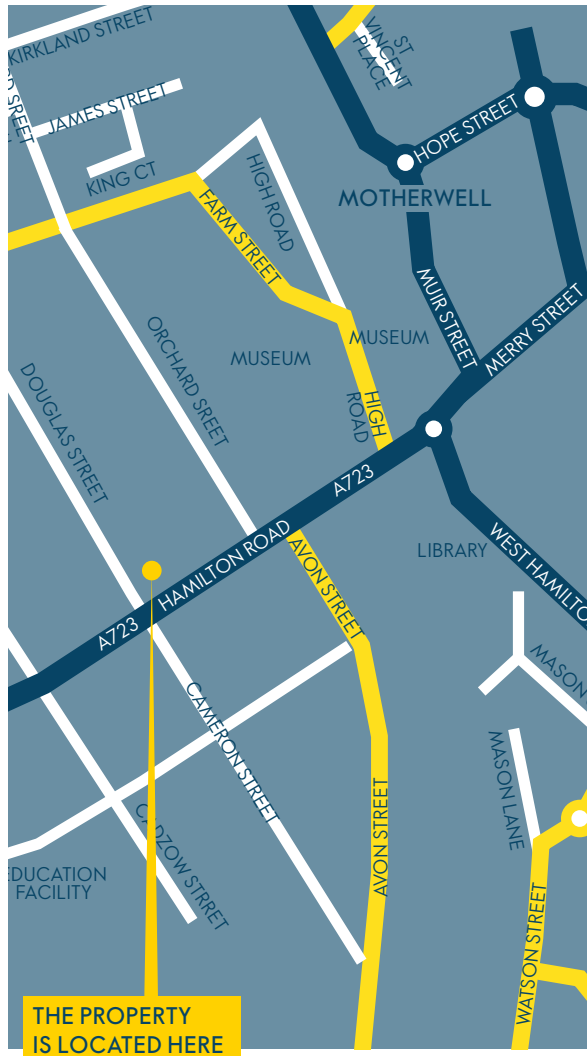


TO LET SERVICED OFFICES

➤ **CLAREMONT HOUSE
BUSINESS CENTRE**
106 HAMILTON ROAD
MOTHERWELL, ML1 3DG



- Refurbished office accommodation.
- Flexible leases available.
- Free on-site car parking.
- Up to 100% rates relief available on selected suites.
- Rooms from 13.55 sqm (146 sqft).
- Competitive all-inclusive rents.



LOCATION

Claremont House Business Centre occupy a prominent position on the north side of Hamilton Road between the junctions of Douglas Street and Orchard Street and is one of the principal thoroughfares running through Motherwell. The area is mixed residential and commercial in nature with the Best Western, Moorings Hotel located with close proximity and a mix of commercial uses including a guest house, a dental practice and a solicitors office nearby.

Motherwell is located within North Lanarkshire region approximately 10 miles south east of Glasgow and 3 miles north of Hamilton. The town is well connected with easy access to the M74 motorway, as well as the main railway station forming part of the main link between Glasgow and London

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

DESCRIPTION/ ACCOMODATION

The business centre is a traditional two-story stone built house providing two floors of offices, with shared kitchen and toilet accommodation, and a private carpark located to the rear of the building.

Rooms which can be let individually or combined to accommodate larger space requirements.

An up to date schedule of suite availability is available upon request.

RATES

Each suite within the building is separately listed for rates purposes allowing occupiers to apply for Rates Relief through the small Business Bonus Scheme.

The Rateable Values are indicated on the availability schedule, which can be requested from the letting agents.

Please note that a new occupier has the right to appeal the current assessment.

LEASE TERMS

The offices are offered on flexible leases, for a period to be agreed, on an all-inclusive basis.

VAT

All prices quoted are exclusive of VAT, where applicable.



EPC

A copy of the Energy Performance Certificate is available upon request.

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:-

Jacqueline Towie

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e-mail: Jacqueline.towie@dmhall.co.uk

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