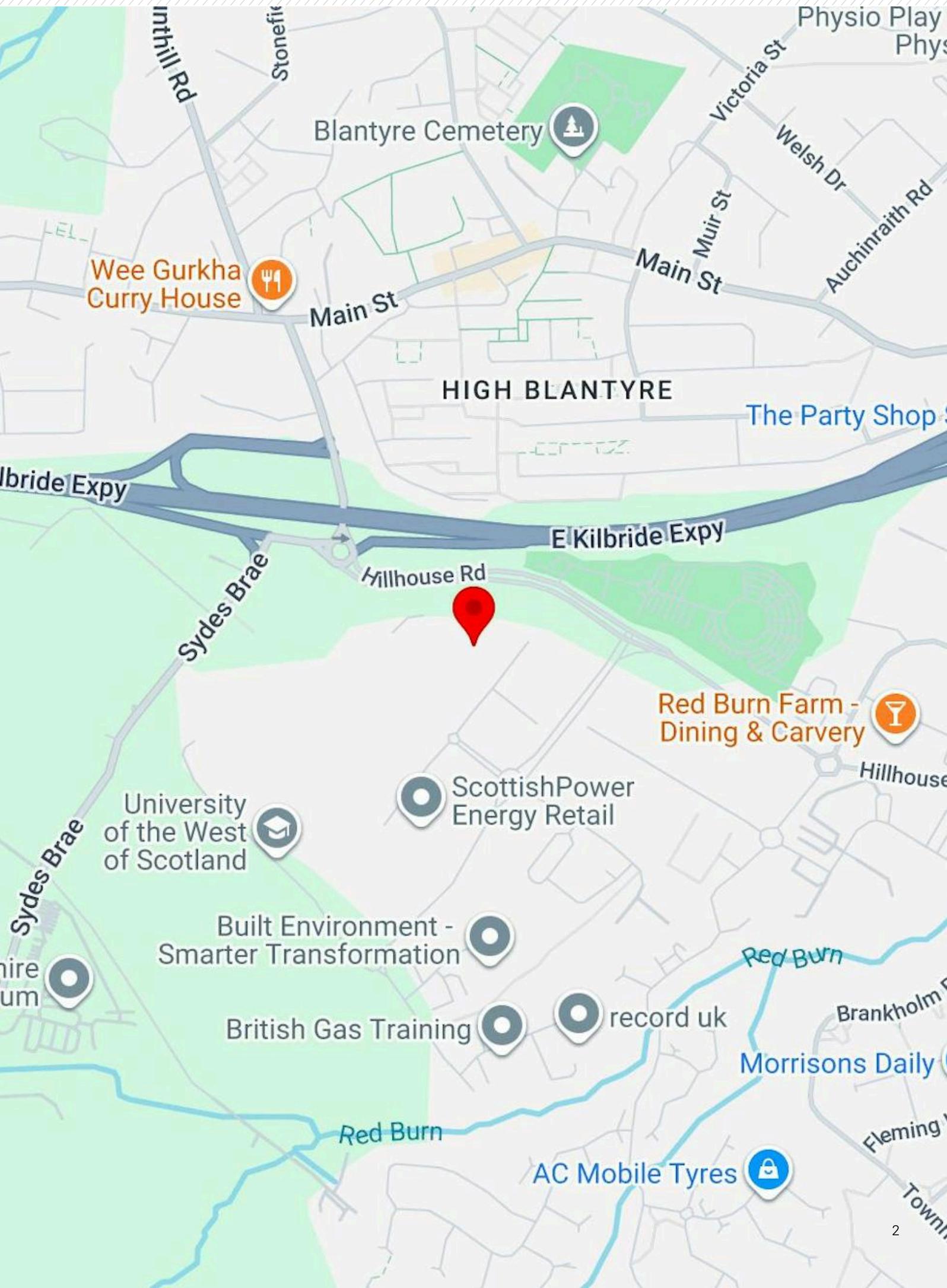




KILPATRICK HOUSE, G72 0FT, OFFICE, FOR SALE, 40,009 SQ FT

[NMRK.COM/UK](https://www.nmrk.com/uk)

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# Summary

- Excellent road communications
- Modern building
- 149 dedicated car parking spaces
- Established business park location with on-site retail amenities
- Excellent natural lighting
- Fully accessible

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40,009sq ft

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Offers in excess of £750,000

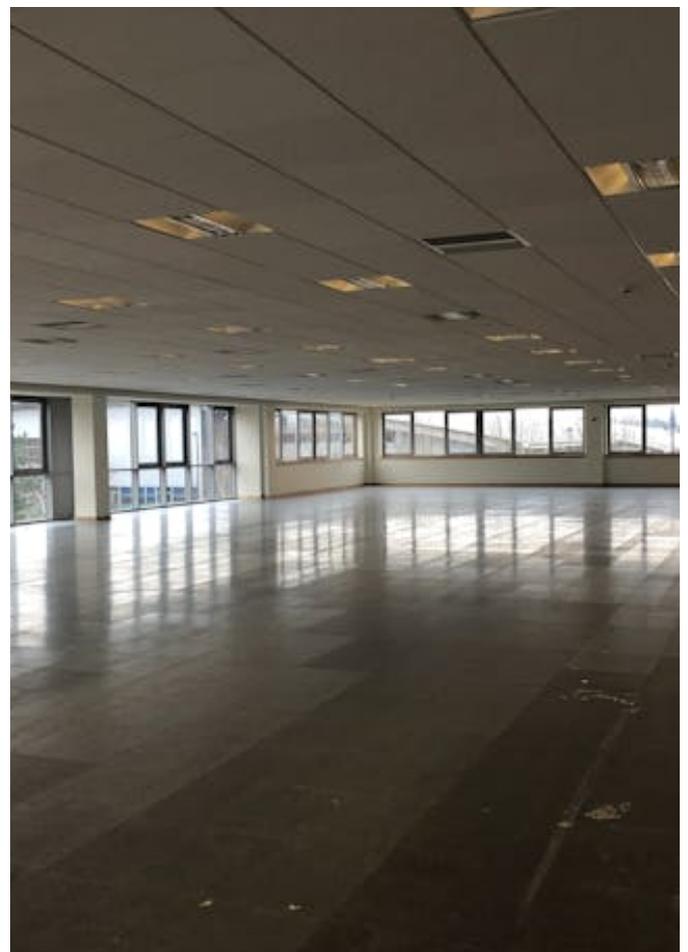
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## DESCRIPTION

Kilpatrick House occupies an elevated position on Lister Way in the well established business location Hamilton International Technology Park. The property is of steel frame construction, built in c.2004. Kilpatrick House is a detached, self-contained building arranged over ground and two upper floors, accommodating generous parking on a lower ground level. The entire building is available for sale with vacant possession therefore providing investors with an attractive opportunity for refurbishment and re-letting, or owner occupiers an excellent opportunity for prestigious HQ building.

## LOCATION

Hamilton International Technology Park is one of the most accessible business parks by public transport. Located 15 miles south east of Glasgow on the A725, the Park provides excellent access to central Scotland's motorway network – M74, M8 and M77. The park is well served by both bus and rail services, with 3 train stations and 12 buses servicing the Park every hour. Hamilton Park provides occupiers and visitors with a good range of amenities including; an onsite nursery, Greggs bakery, Lloyds Pharmacy, Smile Scene Dentist, Newsagents and Tim Hortons. Hamilton town centre, East Kilbride and Kingsgate are all less than a 10 minute drive by car, offering plentiful amenity provision.



## SERVICE CHARGE

n/a

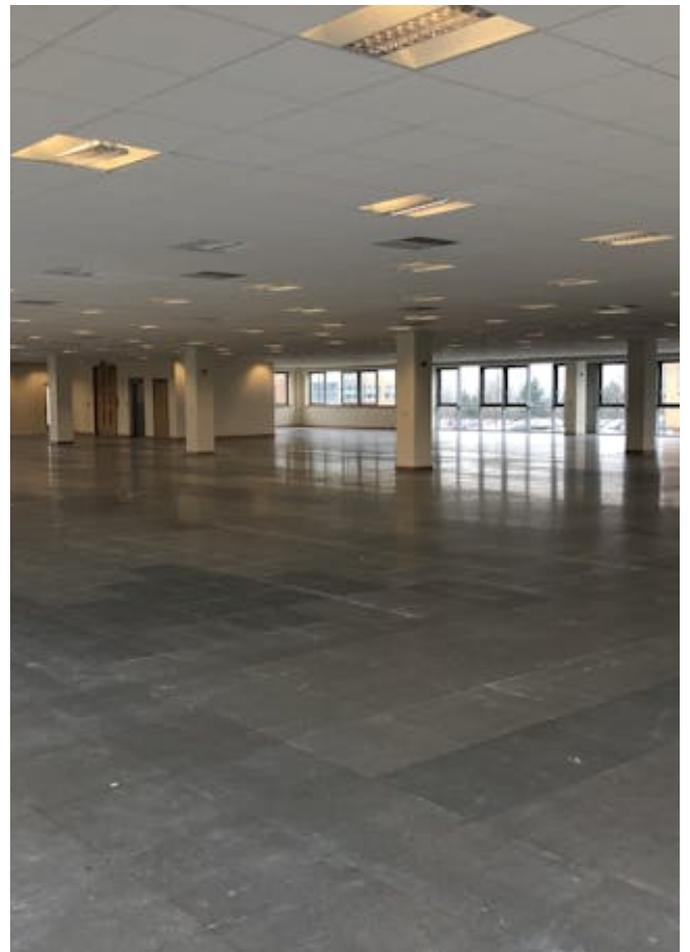
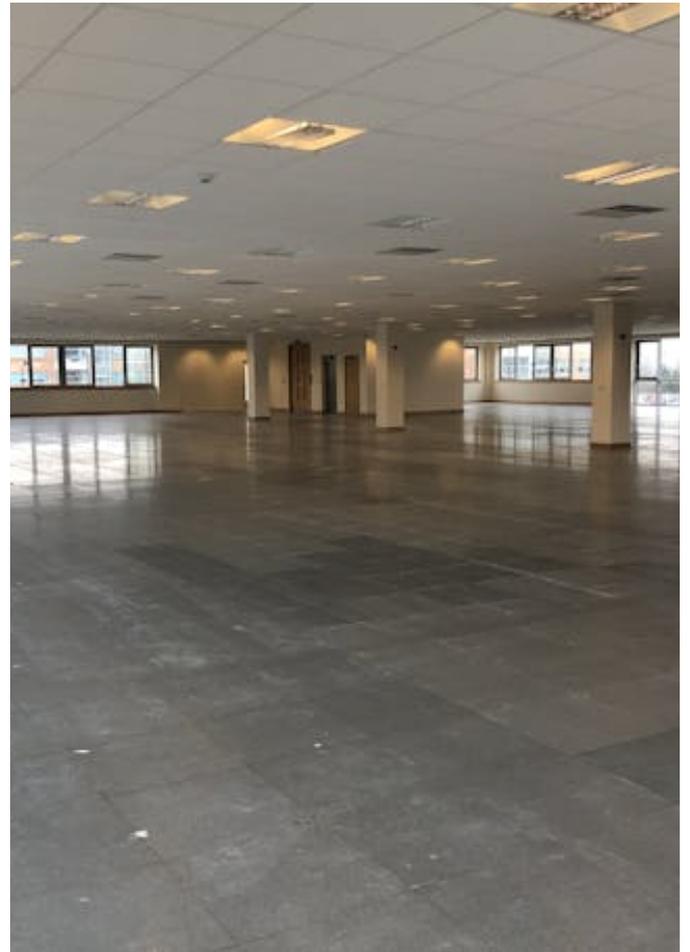
## BUSINESS RATES

Rateable Value: £359,600

Rates Payable: £5.11 per sq ft

## ACCOMMODATION

	GROSS INTERNAL FLOOR AREA		
NAME	SQ FT	SQ M	AVAILABILITY
2nd - Office	13,520	1,256.05	Available
1st - Office	13,555	1,259.30	Available
Ground - Office	12,934	1,201.61	Available
<b>Total</b>	<b>40,009</b>	<b>3,716.96</b>	



# Contacts

For Further information please contact:

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