

TO LET - OFFICE

UNIT 1 CADZOW PARK

82 MUIR STREET, HAMILTON, ML3 6BJ



KEY HIGHLIGHTS

- 2,003 to 4,091 sq ft
- Well-presented office accommodation forming part of a standalone pavilion
- On-site parking provided with EV charging points
- Nearby public transport links and shopping amenities
- Available for immediate occupation
- Available on a floor by floor basis
- Highly convenient M74 motorway access
- £20,000 per annum per floor

SUMMARY

Available Size	2,003 to 4,091 sq ft
Rent	£20,000 - £40,000 per annum
Rates Payable	£1.97 per sq ft
Rateable Value	£16,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Standalone office pavilion providing 2 x self contained office suites over ground and first floor.

Each floor benefits from dedicated male & female WC's, kitchen tea-prep facilities, secure door entry systems, gas central heating .

1st Floor - provides bright open-plan accommodation with 3 x glass partitioned meeting rooms / private offices.

Ground Floor - provides a mixture of cellular and open-plan accommodation with a series of partitioned private offices / meeting rooms that can be easily removed to create open-plan accommodation if required.

4 car parking spaces are provided (2 x EV) plus there is additional parking found nearby.

LOCATION

Cadzow Park commands a highly prominent position on Muir Street on the north-west edge of Hamilton town centre. Muir Street links with Palace Grounds Road for Junction 6 M74 and with Bothwell Road for Junction 5 M74 for Glasgow, the south and the national motorway network (M73, M8 etc.).

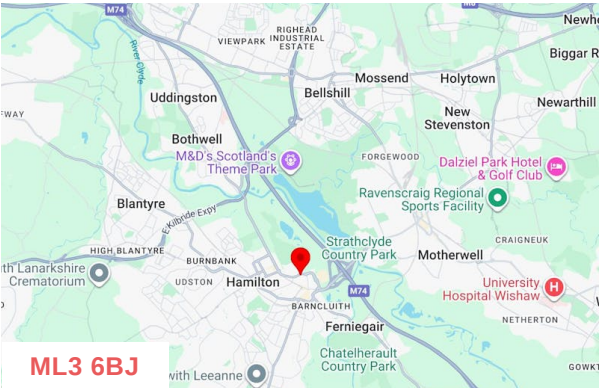
Neighbouring properties include Hamilton Museum, David Lloyd Club and Hamilton Ice Rink whilst the Town Square development (including ASDA, 9 screen cinema and associated retail development) and Hamilton Retail Park are an easy walk away.

Regular bus services operate on Muir Street whilst Hamilton Central Railway Station is a 10 minute walk south.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,088	193.98	Available
1st	2,003	186.08	Available
Total	4,091	380.06	



VIEWING & FURTHER INFORMATION

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