

# To Let

**Kilpatrick House, 2 Lister Way, Glasgow, Blantyre,  
Hamilton Intl Technology Park, G72 0FT**

12,934 to 26,489 sq ft

- Well connected
- Generous parking facilities
- Modern specification



## Location

Hamilton International 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.

## Description

Kilpatrick House occupies an elevated position at Lister Way in the well established business location Hamilton Park. The property is of steel frame construction, built in c.2004.

Kilpatrick House is a detached building arranged over ground and two upper floors, accommodating generous parking on a lower ground level.

The property is located in an elevated position on Lister Way overlooking the entrance to Hamilton International Park. The property comprises a steel framed, detached office building, constructed in 2004. The building is arranged over four floors including basement parking.

## Specification

- Raised access floors
- Suspended ceiling
- Disabled access
- Excellent natural lighting
- Air conditioning
- Natural ventilation
- Generous car parking

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
1st	13,555	1,259.30	Available
Ground	12,934	1,201.61	Available
<b>Total</b>	<b>26,489</b>	<b>2,460.91</b>	

## EPC

This property has been graded as D (59).

## Rent

Rent on Application



## Contacts

**Meg Beattie**

07935 203765

meg.beattie@eu.jll.com

**Alex MacKay**

0141 567 6628

alex.mackay@eu.jll.com

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