

TO LET - OFFICE

KILPATRICK HOUSE

2 Lister Way, Glasgow, G72 0FT



Key Highlights

- 12,934 to 13,555 sq ft
- Ground and First floors currently undergoing a refurbishment
- Established business park location with on-site retail amenities
- Fully accessible
- Excellent road communications
- 149 dedicated car parking spaces
- Excellent natural lighting

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Description

Kilpatrick House is prominently positioned on Lister Way within the established Hamilton International Technology Park. Constructed circa 2004, the property features a steel frame structure and comprises a detached, self-contained building arranged over ground and two upper floors, with ample parking provided at lower ground level.

The ground and first floors are currently undergoing a refurbishment. These works are aimed at modernising the space, improving functionality, and enhancing the overall environment. The refurbishment is anticipated to be completed by August 2026.

Location

Hamilton International Technology Park is among the most well-connected business parks. Situated 15 miles southeast of Glasgow on the A725, it offers excellent links to central Scotland's motorway network, including the M74, M8, and M77. The park benefits from strong public transport links, with three nearby train stations and 12 hourly bus services serving the area.

Tenants and visitors at Hamilton Park can take advantage of a wide range of on-site amenities, including a nursery, Greggs bakery, Lloyds Pharmacy, Smile Scene Dentist, a newsagent, and Tim Hortons. In addition, Hamilton town centre, East Kilbride, and Kingsgate are all within a 10-minute drive, providing access to an even greater variety of shops, services, and facilities.

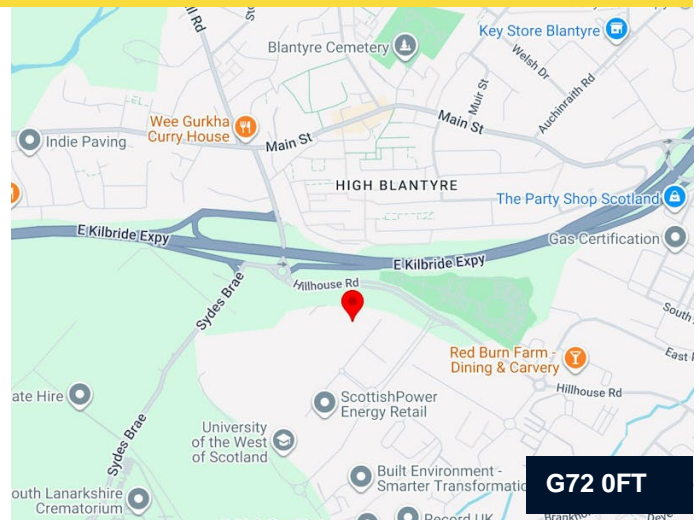
Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rates Payable	Service charge	Availability
1st - Floor	13,555	£14 /sq ft	£2.16 /sq ft	£6.50 /sq ft	Coming Soon
Ground - Floor	12,934	£14 /sq ft	£2.23 /sq ft	£6.50 /sq ft	Coming Soon
Total	26,489				

Business Rates

Rates payable: £2.23 per sq ft



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