

DM HALL

To Let

To Let - Office

Kilpatrick House, 2
Lister Way,
Glasgow, G72 0FT



12,934 to 13,555 sq ft
(1,201.61 to 1,259.30 sq
m)

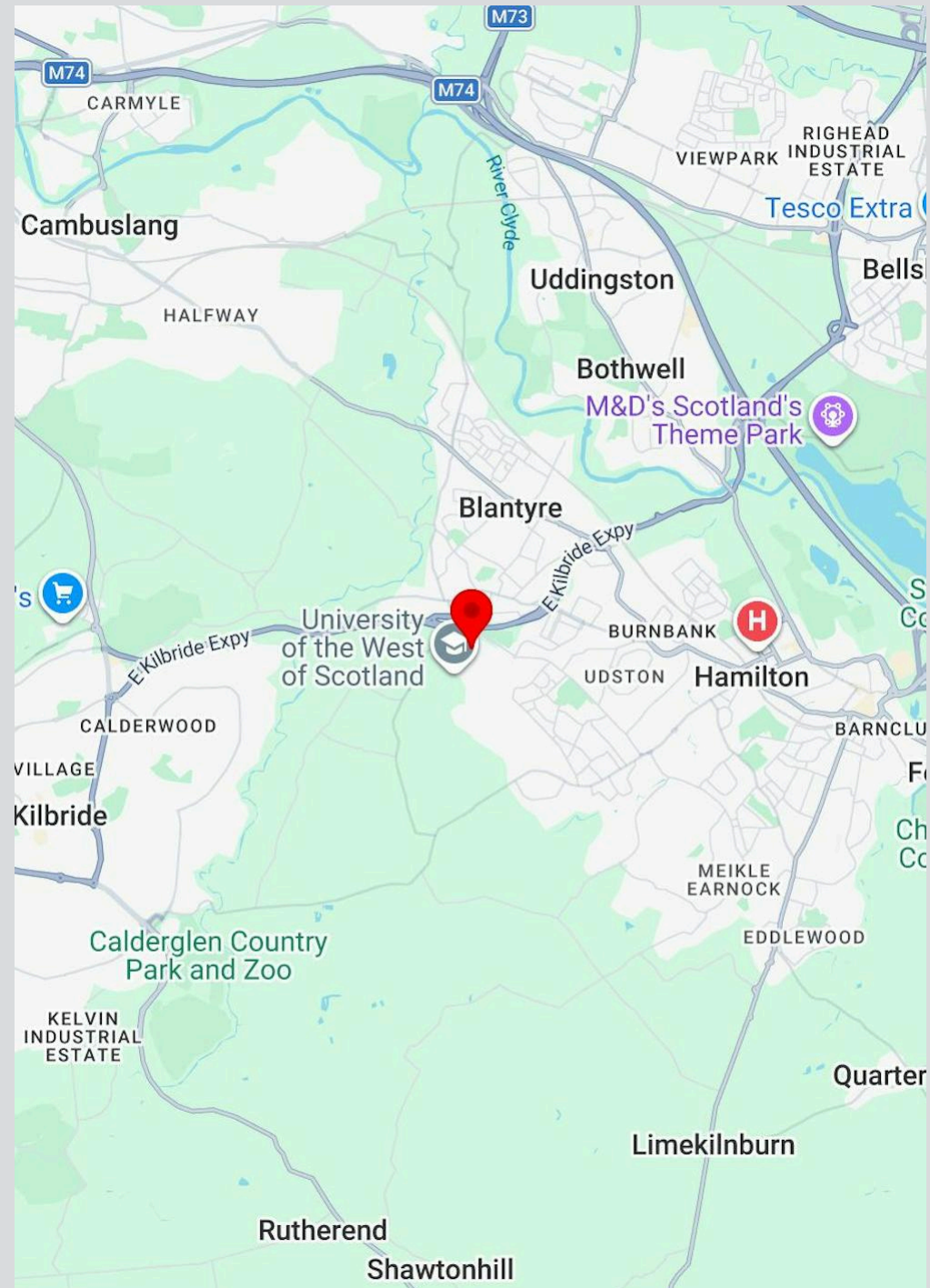
- Floors from 12,934 to 13,555 sq ft
- Entire floors available for larger occupiers
- 149 dedicated car parking spaces
- Situated within the established Hamilton International Business Park with onsite retail amenities
- Excellent access to the M74, M8 and Scotland's motorway network
- Extensive refurbishments work to create High-quality reception and common areas
- On-site amenities including café, retail and childcare facilities
- Fully accessible accommodation
- Excellent natural daylight throughout
- Available to pre-let now

LOCATION

Hamilton International Business Park occupies a strategic position within the heart of Scotland's motorway network.

Located immediately adjacent to the A725 Expressway and within minutes of Junction 5 of the M74, the park provides excellent connectivity to Glasgow, Edinburgh, Lanarkshire and beyond.

The park benefits from a range of nearby amenities including cafés, convenience retail, childcare facilities, healthcare services and public transport connections, creating an attractive working environment for occupiers and staff alike.



DESCRIPTION

Kilpatrick House is undergoing a significant programme of improvement designed to create a modern, efficient and occupier-focused office environment.

The building will offer high-quality office accommodation capable of accommodating both larger corporate occupiers and smaller businesses seeking flexible, well-connected workspace within one of Scotland's most established business parks.

The refurbishment will introduce contemporary finishes, upgraded occupier facilities and enhanced communal areas, delivering an attractive and professional working environment throughout.

FLOOR AREA

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge
Ground - Floor	12,934	1,201.61	£14 /sq ft	£6.50 /sq ft
1st - Floor	13,555	1,259.30	£14 /sq ft	£6.50 /sq ft
Total	26,489	2,460.91		

AVAILABLE TO PRE-LET NOW

Expressions of interest are invited from occupiers seeking accommodation from 12,934 sq.ft to 13,555 sq.ft.

Further details, floor plans and specification information will be released as refurbishment works progress.



HIGHLIGHTS

The proposed refurbishment includes:

- Refurbished entrance reception and arrival experience
- Upgraded communal areas throughout
- Modern LED lighting
- Raised access flooring
- Heating and cooling systems
- Contemporary welfare facilities
- New meeting room facilities
- Dedicated breakout and informal collaboration space
- Enhanced security, access control and CCTV
- DDA compliant accommodation
- Refreshed external environment and landscaping

Specification may be refined during the refurbishment programme.

EPC

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SERVICE CHARGE

£6.50 per sq ft

NON-DOMESTIC RATES

Interested parties should make their own enquiries with the local authority.

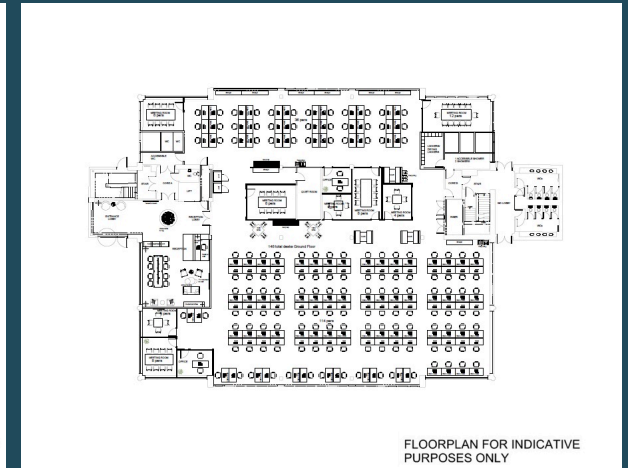
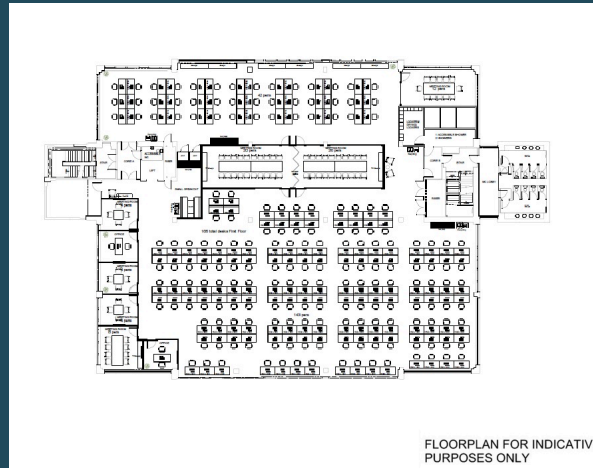
VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

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DM HALL



Make an enquiry

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