

TO LET - OFFICE

THE BUILDING DESIGN CENTRE
MUIR STREET, HAMILTON, ML3 6BJ



KEY HIGHLIGHTS

- 853 sq ft
- Attractive ground floor office providing open-plan space, partitioned private office and tea-prep
- 2 x dedicated parking spaces plus additional nearby parking
- Eligible for 100% rates relief
- Available for immediate occupation
- Attractive common areas plus bookable meeting room
- Easy access to M73 and M74
- Quoting rent - £14,400 pa + VAT

SUMMARY

| | |
|----------------|---|
| Available Size | 853 sq ft |
| Rent | £14,400 per annum |
| Rates Payable | £4,880.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Relief Scheme to qualifying occupiers. |
| Rateable Value | £9,800 |
| Car Parking | 2 dedicated car parking spaces are provided with the suite. |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

DESCRIPTION

Set amongst landscaped surrounds with adjacent car parking, The Building Design Centre has become a local landmark and offers excellent office facilities for a variety of occupiers.

The unique design incorporates generous communal space including a waiting area, break out area, ladies/disabled and gents toilets and a bookable meeting room.

Within the modern extension of the development, the available ground floor suite offers adaptable accommodation setup to provide main open-plan office with private office and tea-prep benefitting from excellent levels of natural daylight.

Gas central heating is installed throughout the building which is supplemented by double glazing and there is a security controlled entry system.

2 parking spaces are provided with the suite as well as additional nearby parking solutions.

LOCATION

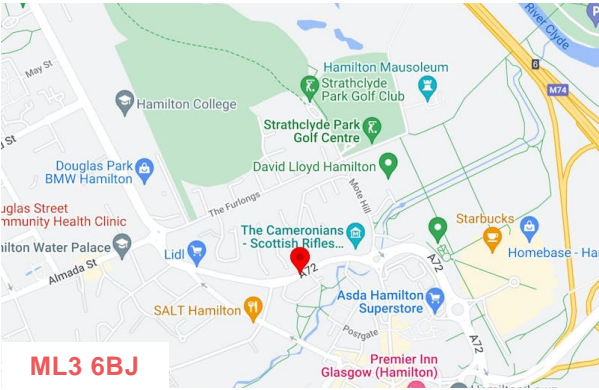
Prominent, elevated position overlooking Muir Street to the north west of Hamilton town centre. Muir Street links with Palace Grounds Road for Junction 6 M74 and with Bothwell Road for Junction 5 M74 for Glasgow, the south and the national motorway network (M73, M8 etc.).

Neighbouring properties include Cadzow Business Park, 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.

ACCOMMODATION

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|----------------|------------|--------------|--------------|
| Unit - 4, 5, 6 | 853 | 79.25 | Available |
| Total | 853 | 79.25 | |



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

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