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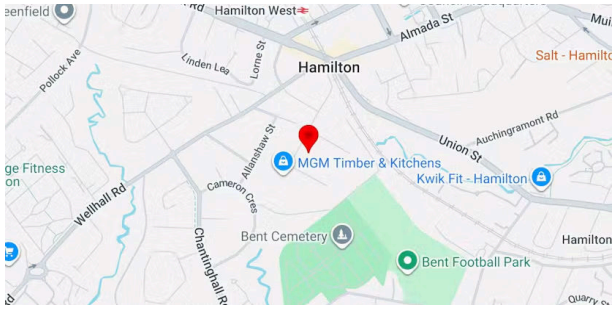


Glenburn House, 1 Bairds Crescent, Hamilton, ML3 9FD

Industrial, Office, Other To Let | £6,000 per annum New lease | 75 sq m

Industrial, Storage, Office space to let in Hamilton Industrial Estate

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Glenburn House, 1 Bairds Crescent, Hamilton, ML3 9FD

Summary

- Rent: £6,000 per annum New lease
- Service charge: n/a
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 5 years. Length negotiable

Contact & Viewings

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Key Points

- Rarely available vacant space in popular industrial estate
- Currently vacant, immediate entry available
- No rates payable (100% SBRR applies)
- Paring nearby, secure space

Description

Available is this corner unit located at Glenburn House, 1 Bairds Crescent, Allanshaw Industrial Estate in Hamilton. Currently vacant, this secure premises has it's own shutter entrance and is a blank slate. Ideal for storage, office use or more. Secure shutter entry and busy neighbouring units. Plenty parking nearby.

Location

The property is located a short distance south of Hamilton town centre, within a well-established industrial estate that benefits from strong connectivity and convenient access to local amenities. Notably, the site falls within an ‘Other Employment Land Use Area’ as defined by the local development plan, allowing for a more flexible approach to planning and opening the door to a broader range of potential uses, which in turn enhances overall market appeal.
The property benefits from practical on-site parking within the secure yard, supplemented by additional free on-street parking available along Bairds Crescent.

Terms

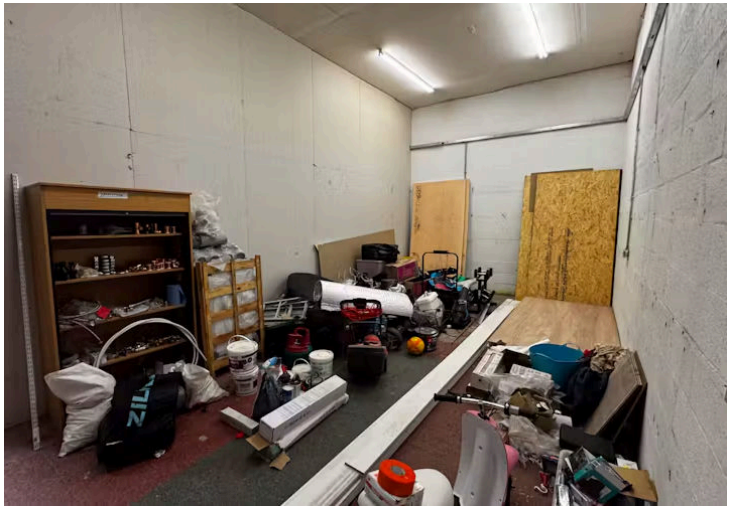
Brand new lease available, £6,000+VAT rent per annum

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VACANT
Unit 8