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# **THE HUB**

## **Bothwell House**

Hamilton ML3 0FD

**Located within close proximity  
to Hamilton Town Centre**

## **Modern Office Suite**

- Flexible Open Plan Layout
- Benefits From 10 Dedicated Car Parking Spaces
- Rent: OIEO: £28,000 per annum
- NIA: 163.01 SQM (1,754 SQ FT)

**Clowes**   
DEVELOPMENTS

**[www.clowes.co.uk](http://www.clowes.co.uk)**

# THE HUB

## Bothwell House

Hamilton ML3 0FD

### Location

Hamilton lies approximately 12 miles southeast of Glasgow city centre, within the South Lanarkshire Local Authority Region.

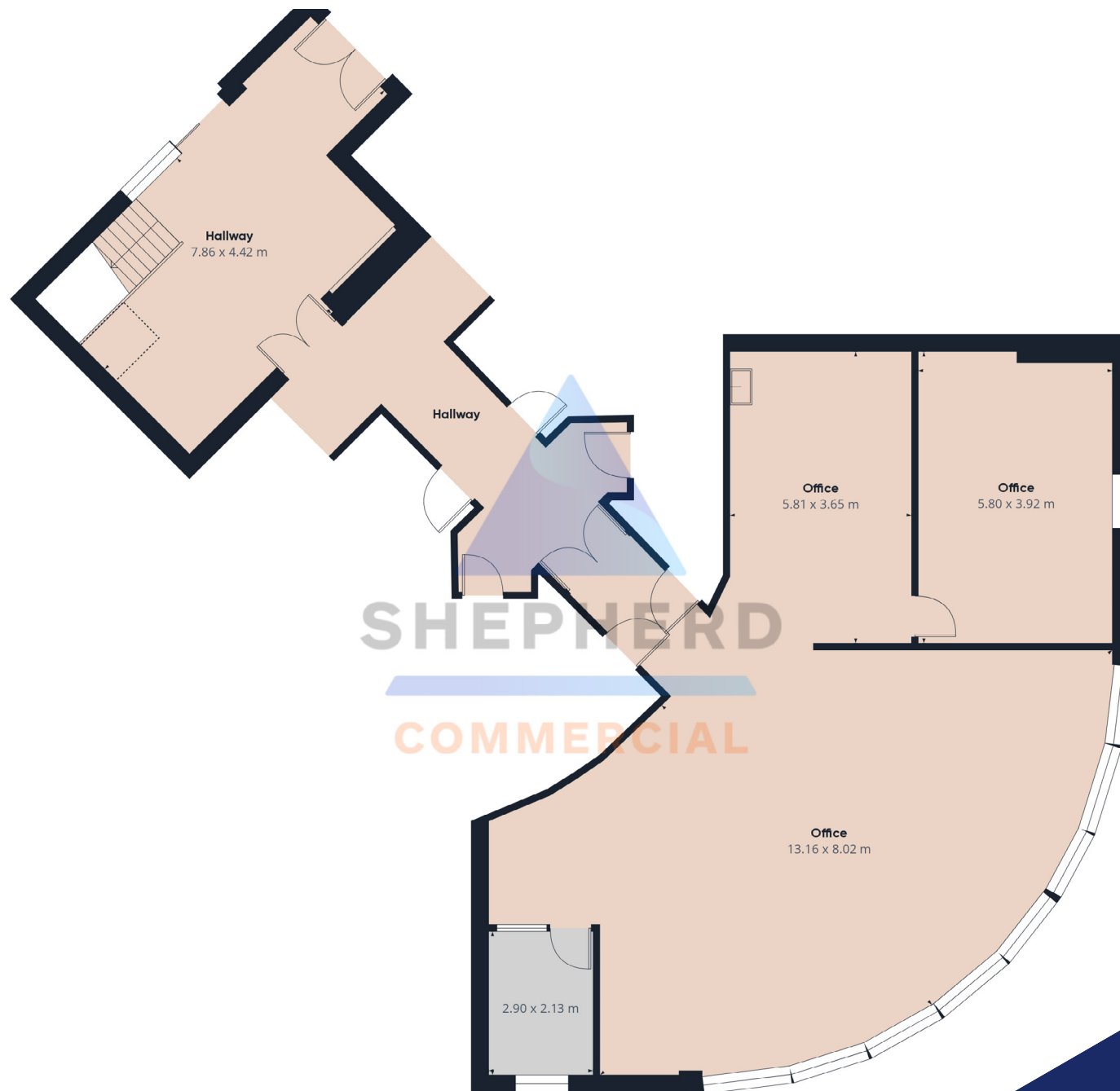
Hamilton benefits from excellent transport links with the town lying adjacent to M74 motorway. The M74 motorway provides direct access to Glasgow, Dumfries and the North of England. Hamilton Central Train Station lies approximately 0.5 miles from the subject property and provides frequent services to Glasgow Central Station.

More specifically, the subjects occupy a prominent pitch within Hamilton Business Park, which is situated on the junction of Bothwell Road and Caird Street. Bothwell Road acts as one of Hamilton's key arterial routes and benefits from high levels of passing vehicular traffic.

The surrounding area consists of primarily office-based occupiers including Bellway Homes, Scottish Forestry and The Scottish Courts and Tribunals Services. Hamilton Retail Park is also located within close proximity to the subjects benefitting from occupiers such as Morrisons, Starbucks and Marks & Spencers.



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## Bothwell House

Hamilton ML3 OFD

### Accommodation

The below floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

	SQM	SQFT
Accommodation	163.01	1,754
<b>TOTAL</b>	<b>163.01</b>	<b>1,754</b>

The suite also  
benefits from a  
comprehensive  
range of amenities  
and facilities



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# THE HUB

## Bothwell House

Hamilton ML3 OFD

### Description

The subjects comprise of a ground floor office suite contained within Bothwell House, a modern purpose-built office building. The premises benefits from pedestrian and vehicular access via Caird Park.

Internally, the suite offers high quality, open plan accommodation benefitting from raised access flooring and a suspended tiled ceiling with modern lighting integrated throughout.

The suite also benefits from a comprehensive range of amenities and facilities including climate-controlled air conditioning, disabled access, communal male and female toilets and 10 dedicated car parking spaces.



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# THE HUB Bothwell House

Hamilton ML3 OFD

## Rental

Our client is seeking offers in excess of £28,000 per annum.

## Planning

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

## Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £34,750. The rate poundage for 2024/2025 is 49.8p to the pound.

## Energy Performance Certificate (EPC)

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Service Charge

The incoming tenant will be responsible for payment of the service charge relating to this suite. Service Charge information will be made available upon request.

## Anti money laundering Regulations

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## About the Developer

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs. Clowes Developments was founded over 50 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies. The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise. Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

## Viewing and Further Information

For further information or viewing arrangements please contact the sole agents:

### Calvin Molinari

E. [c.molinari@shepherd.co.uk](mailto:c.molinari@shepherd.co.uk)  
M. 7920 824408

### Fraser McDonald

E. [fraser.mcdonald@shepherd.co.uk](mailto:fraser.mcdonald@shepherd.co.uk)  
M. 07551 173132

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