

# TO LET

## First Floor Refurbished Office Suite

NIA: 168.79 SQM (1,816 SQFT)

Modern Office Premise

Situated Within Close Proximity To Hamilton Town Centre

Excellent Transport Links

Rent: OIEO: £15,000 Per Annum



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## 1ST FLOOR 4 BARRACK STREET, HAMILTON, ML3 0DG

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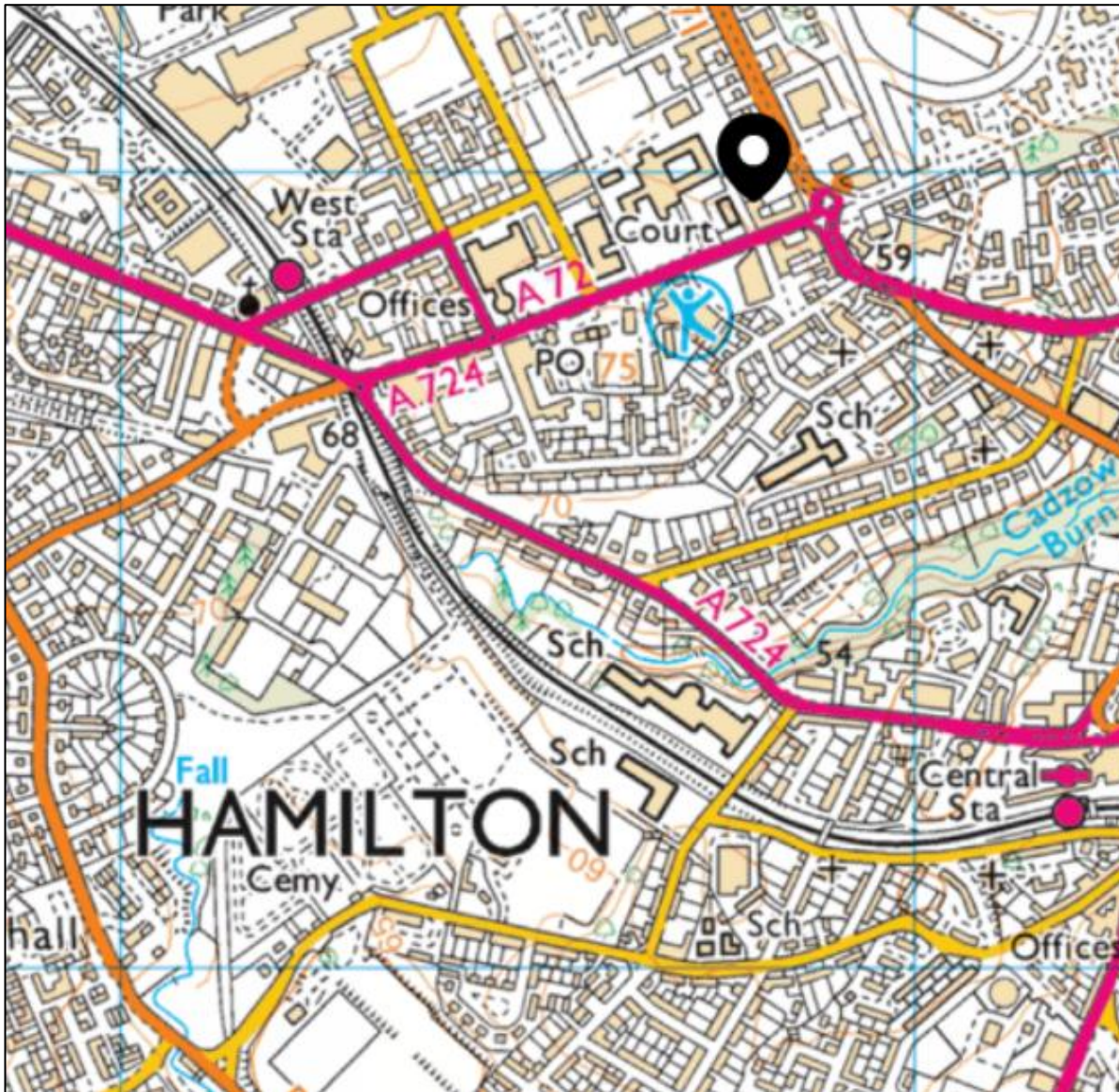
| 0141 331 2807 – 07920 824408





# Location

1<sup>ST</sup> FLOOR 4 BARRACK STREET, HAMILTON, ML3 0DG



Hamilton lies approximately 12 miles south-east of Glasgow City Centre within South Lanarkshire's council district.

Hamilton benefits from excellent transport links with the M74 motorway providing direct access to Glasgow, Dumfries and the North of England. Hamilton Central Train Station is located approximately 0.3 mile from the subject property and provide direct services to Glasgow Central Station. The surrounding area is also well-served by several bus routes which provide connectivity to areas such as Motherwell, Wishaw and Bellshill.

The subject occupies a prominent position on Barrack Street, within close proximity to Cadzow Street, one of Hamilton's main thoroughfares. The surrounding area benefits from a blend of residential dwellings and commercial operators such as CoVault Hamilton, Charles Ferguson Solicitors and Cameron Coffee Company.



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# Description

1<sup>ST</sup> FLOOR 4 BARRACK STREET, HAMILTON, ML3 0DG



The subjects comprise a modern first floor office suite, forming part of a larger three storey building with a restaurant occupying the ground floor. The subjects benefit from dedicated pedestrian access via Barrack Street.

The subjects offer a mix of open plan and cellular office space, finished to a high standard following a recent refurbishment. The fit out includes carpet floor coverings and fluorescent strip lighting incorporated throughout. The suite also attracts high levels of natural light with large glazed windows located along the front of the building. The subjects are further complimented by male and female W/C facilities and a kitchen/prep area, located to the rear.



## ACCOMMODATION

|               | SQM           | SQFT         |
|---------------|---------------|--------------|
| Accommodation | 168.79        | 1,816        |
| <b>TOTAL</b>  | <b>168.79</b> | <b>1,816</b> |

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



## RENT

Our client is seeking offers in excess of £15,000 per annum on the basis of fully repairing and insuring lease terms.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £13,600. The rate poundage for 2026/27 is 48.1p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

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 ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## SERVICE CHARGE

The relevant service charge information shall be made available upon request to seriously interested parties.

## 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.

## Get in Touch

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



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### 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.

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