



HAMILTON INTERNATIONAL PARK

BESPOKE OFFICE SOLUTIONS TAILORED TO SUIT YOUR NEEDS

www.kilpatrick-hamiltoninternational.co.uk

DEALS THAT REALLY MEASURE UP

- OPEN PLAN
- IMMEDIATELY AVAILABLE
- MODERN OFFICES



Hamilton International Park is one of Central Scotland's most successful business parks, located approximately 13 miles south east of Glasgow city centre. The Park is home to over 6,000 employees and also boasts some of the UK's leading organisations including ICM, First Engineering, Carillion, HSBC & First Direct, Scottish Power and John Lewis. The Park provides everything that is required by the modern day office occupier, all set within a mature landscaped environment.

Kilpatrick House is situated in an elevated position overlooking the entrance to Hamilton International Park, which enjoys exceptional views across Greater Glasgow. The building is entered via an impressive triple height entrance foyer. Access to the office floors is provided via a thirteen person passenger lift and stylish open tread staircase.

Kilpatrick House provides large, easily planned, rectangular open-plan floor plates that benefit from excellent levels of all year round natural daylight across all three floors.

Occupational benefits...

FOR YOU

- **LOCATION** Immediate access to the A725 Expressway, M74 (J5) and the Scottish motorway network
- **SPECIFICATION** Grade A
- **COMMANDING POSITION** Located on Lister Way and overlooking Technology Avenue, the principal access road into Hamilton International Park
- **SPACE AVAILABLE** Floor plates of 12,900 sq ft & 13,600 sq ft
- **AMENITIES** Excellent on-site amenities
- **CAR PARKING** 96 secure covered spaces

Extremely competitive financial packages available

- what are you waiting for?



Occupational benefits...

FOR YOUR TEAM

- Regular bus services to East Kilbride, Hamilton, Glasgow City Centre - 3 bus stops within the Park
- Blantyre Train Station less than 1.5 miles from the Park
- East Kilbride Shopping Centre only 2 miles from Kilpatrick House offers 1.2 million square feet of retail and leisure
- Set within a mature campus style environment
- Adjacent retail parade including, Lloyds Pharmacy, Greggs Bakery, Barnehage Childrens' Nursery, Smilesene Dental Practice, Food 2 Go, Day-Today Express Convenience and HSBC ATM.
- Virgin Active Health Club only a short distance away





SUPERB SPECIFICATION

- Impressive triple height entrance
- Thirteen person passenger lift
- Equalities Act
- Male, Female and accessible toilet facilities on each floor
- 150mm clear void raised access flooring
- VRV cooling and heating system
- 600 KVA power supply
- Broadband enabled
- Suspended ceilings with modern light fittings
- 96 secure basement car parking spaces
- 5 kn per m² floor loading
- EPC Rating 'D'

HAMILTON INTERNATIONAL PARK



1 Kilpatrick House 2 ICM 3 Retail Parade 4 Nevis House 5 First Engineering 6 Carillion 7 HSBC & First Direct 8 Scottish Power 9 Babcock Rail

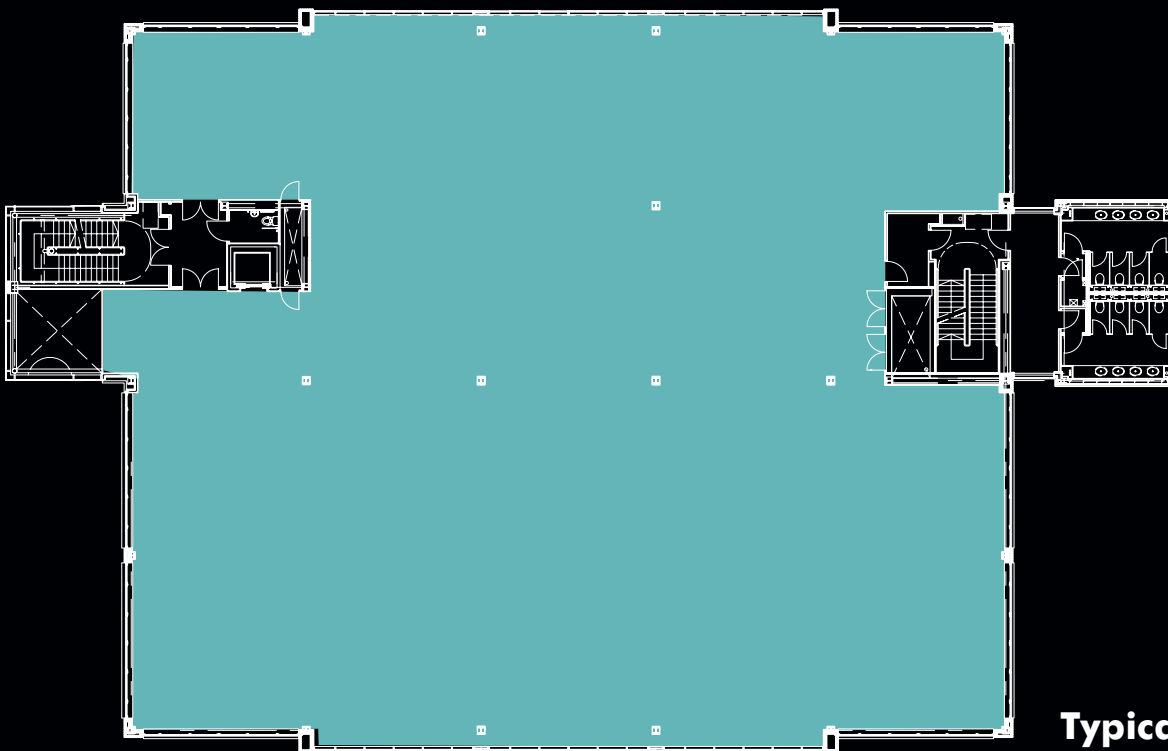
Greggs Bakers, Lloyds Pharmacy, Barnehage Childrens' Nursery, Food 2 Go, Smilesence Dental Practice, Day-Today Express Convenience, HSBC ATM

OFFICE SPACE TO SUIT YOUR BUSINESS NEEDS

Floor Areas

FLOOR	SQ M	SQ FT
SECOND	LET TO  phoenix	
FIRST	1,259.3	13,555
GROUND	1,201.6	12,934
TOTAL	2,460.9	26,489

96 car parking spaces.



Typical Floor Plate



FOR A TRULY EXCEPTIONAL SPACE DEAL

Please contact the joint letting agents:



0141 248 6040



0141 248 4433

cushmanwakefield.co.uk

www.kilpatrick-hamiltoninternational.co.uk

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