

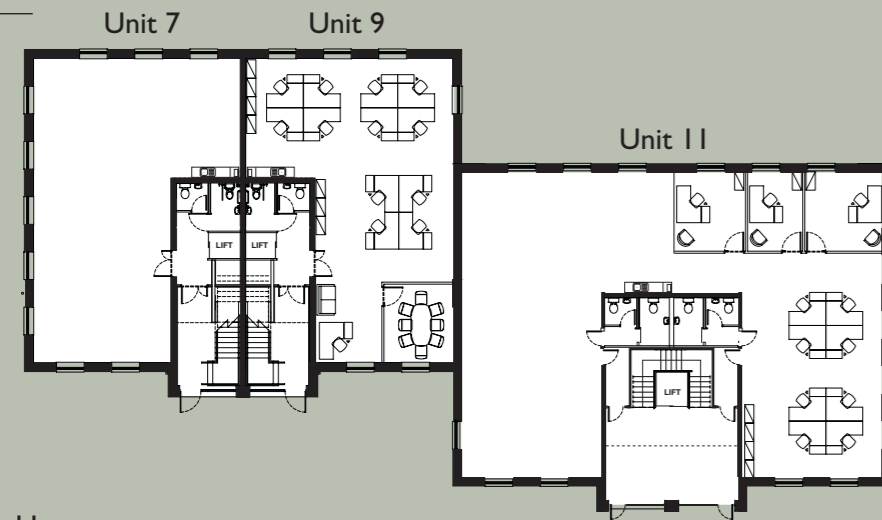


BOTHWELL BRIDGE BUSINESS PARK

Bothwell Road, Hamilton ML3 0FD

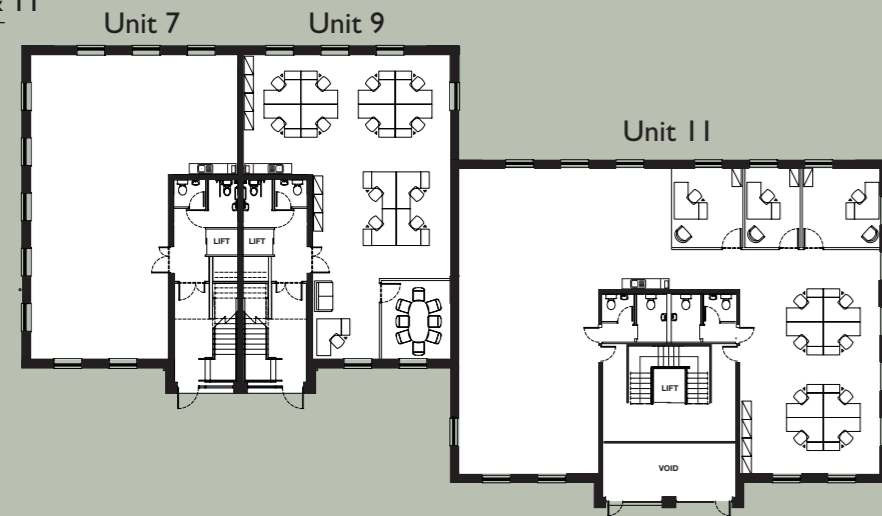
Buildings 7, 9 & 11

Ground Floor



Buildings 7, 9 & 11

First Floor



Please Note: These are current plans and areas. These may be subject to change during the Building Warrant and detailed design phases of the work.

TERMS

Rent/Price

Each office is available to purchase, or to let on full repairing and insuring terms, for a period to be agreed.

Further information concerning the price/quoting rent are available by contacting the Sole Agents Jones Lang LaSalle.

Service Charge

Further details concerning the service charge budget are available upon request.

Local Taxes

For information regarding rates please contact South Lanarkshire Council Assessors Department on 01698 476 000.

Legal Costs

Each party will be responsible for their own legal costs however, the ingoing tenant will be responsible for any registration fees and stamp duty applicable, together with any VAT payable thereon.

VAT

Please note that all prices are subject to VAT.

LOCATION



Travel Directions:
Coming from the West, take junction 5 of the M74 and follow signs for Hamilton via Bothwell Road.

The development can be found on the south of Bothwell Road minutes from junction 5, just before Hamilton Race Course.

For further information contact:



**JONES LANG
LASALLE**

0141 248 6040

www.joneslanglasalle.co.uk

www.bothwellbridge.co.uk



BOTHWELL BRIDGE BUSINESS PARK

Bothwell Road, Hamilton ML3 0FD



Modern Office Pavilions For Sale/To Let

www.bothwellbridge.co.uk

Bothwell Bridge Business Park is now well established with the first two phases occupied by GT4, The People Group, Rioch, Strathclyde Fire & Rescue, Foster Care Associates, BT Local Business, Paragon Feight Management and Moody International.

The business park provides a range of high quality self contained semi-detached offices set within landscaped surroundings.

A SOUND INVESTMENT...

This selection of two storey self-contained office pavilions are suitable for owner occupiers and can be put into company pension schemes or SIPPS (Self Invested Personal Pension Scheme). We recommend that an Accountant or Financial Advisor be consulted for further information.



BOTHWELL BRIDGE BUSINESS PARK

Bothwell Road, Hamilton ML3 0FD



FLOOR AREAS

Phase 3	sqft	sqm
7	2,600	242
9	2,600	242
11	5,312	494

Buildings can be combined to accommodate larger requirements. Design and Build options are available.

Please Note: All areas are net internal

Photographs shown are from Phase 1 & 2. Some details on Phase 3 may vary slightly.

SPECIFICATION

- Raised access floors
- Suspended ceilings and carpets
- Gas central heating
- Tea Prep on each floor
- Secure environment (CCTV to Estate/Burglar Alarm to Ground Floors)
- Double glazed windows
- Dedicated car parking
- Ability to retro fit comfort cooling
- Platform lift to first floor
- DDA Compliant



LOCATION

Situated close to Hamilton Race Course this development benefits from being located only minutes from the M74 motorway which links Glasgow and the South.

The office pavilions make for a pleasant and relaxing environment in which to run your business. Coupled with it's central location and proximity to Hamilton town centre this is an ideal opportunity for anyone requiring modern office space with easy access to all major towns in the central belt.

