

FOR SALE / MAY LET OFFICE SUITE

PROSPECT HOUSE

Hamilton International Business Park, G72 0BN



Key Highlights

- Excellent M74 Motorway Access via Junction 5
- Dedicated On Site Car Parking Spaces
- Modern Open Plan Office Accommodation

SAVILLS GLASGOW
163 West George Street,
Glasgow G2 2JJ

+44 (0) 141 248 7342

savills.co.uk





Location

Prospect House is located within Hamilton International Park which is one of Scotland's most successful business parks, approximately 13 miles from Glasgow City Centre and 42 miles from Edinburgh City Centre. Adjacent to the A725 Expressway and with Junction 5 of the M74 motorway nearby the subjects are strategically positioned at the heart of central Scotland's motorway network.

There is an extensive public transport network that supports Hamilton International Park including buses which pass through the park every hour from hubs in East Kilbride, Glasgow, Hamilton and the local area. Blantyre Railway Station, which is under 2.5 miles from the Park, has a regular service running to and from both Glasgow Central Station and Edinburgh Waverley.

Local amenities can be found within walking distance at the nearby retail parade which includes Tim Hortons, Greggs, Day-Today Express, Lloyds Pharmacy, Smilescent Dentist and The Barnehaige children's nurse.

Nearby occupiers include The University of the West of Scotland Lanarkshire Campus, HSBS, Scottish Power, Belcan, Babcock and Energetics.

Description

The subjects comprise of high specification, modern office accommodation across ground, first and second floors. There is an attractive, triple height reception at the entrance to the building and a central atrium runs through all three floors which provides excellent levels of natural light.

The offices benefit from passenger lifts, raised access floors and mineral fibre tile suspended ceilings with integrated lighting. Each floor has a tea prep area and dedicated male and female toilets.

The subjects include 189 dedicated car parking spaces which provides a ratio of 1:210 sq ft.

Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the subjects to be:

AREA	SQ FT	SQ M
Ground	15,636	1,453
First	15,636	1,453
Second	15,636	1,453

Rateable Value

The ingoing tenant will be responsible for the payment of local authority rates in the usual manner. We understand the subjects are currently entered into the valuation roll as 14 entries and the aggregate rateable value is shown below:

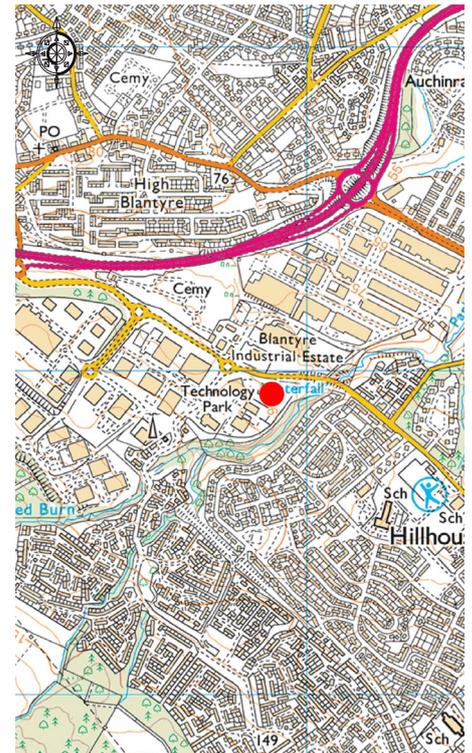
Prospect House	£397,650	April 2017
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Energy Performance

Full EPC is available on request.

Sale / Lease Terms

Terms on application.



Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT, registration dues and VAT applicable.

Viewing & Further Information

Strictly by prior arrangement with Savills.

Contact

Emma McDaid
+44 (0) 141 222 5898
emcdaid@savills.com

Colin McGhee
+44 (0) 141 222 4140
colin.mcghee@savills.com

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