



TO LET GROUND FLOOR OFFICE SUITE

Unit 2, Avon Court, 51 Hamilton Road, Motherwell, ML1 3DD

LOCATION:

On Hamilton Road, recognised locally as the principal traditional office location in the town, within 100 metres of Motherwell Cross and the pedestrianised town centre. The refurbished Motherwell Railway Station is a level walk away, there are bus stops in both directions nearby and Hamilton Road provides a direct link to Hamilton and the M74 for Glasgow, the south and the national motorway system (M73, M8 etc.) Surrounding occupiers include Virgin Money, serviced apartments, public library, accountants, financial advisors, restaurant.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Part of the ground floor of a modern, purpose built, two storey building with Virgin Money also on the ground floor and the remainder being flatted residential accommodation.

Formerly predominantly open plan, internally the layout consists of waiting room with disabled toilet and store off, reception/general office and spine corridor with 5 offices, comms room, plant room, kitchen, male and female toilets and cleaner's cupboard off. Heating is provided by wall mounted, electric panel heaters, the windows are double glazed and there is a security alarm installed.

On street parking is available on Avon Street adjacent and Orchard Street opposite and there are a number of car parks throughout the nearby town centre.

AREA:

170.9 sqm / 1840 sqft or thereby net internal area by our calculations.

RATEABLE VALUE:

£18,700



ENERGY RATING:

D (2015 assessment)

RENT, LEASE DETAILS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable period at **RENTAL OFFERS OVER £18,000 per annum** excluding VAT, service charge and local rates. We are advised that no VAT will be chargeable in this instance.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.



REF: O329 Prepared June 2023

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