



## FOR SALE OFFICE INVESTMENT

9 GUTHRIE STREET, HAMILTON, ML3 6LD

### LOCATION:

Hamilton lies approximately 12 miles south-east of Glasgow City Centre within the South Lanarkshire Local Authority Region.

More specifically the subjects are situated on the east side of Guthrie Street just by its junction with Almada Street with secure access provided via the Job Centre Car Park.

Convenient motorway links are provided with Junction 6 of the M74 just 1 miles east.

Hamilton West Railway Station is a 10 minute walk west whilst regular bus services operate on Almada Street.

Nearby occupiers include South Lanarkshire Council HQ, Hamilton Water Palace, Eataliano, CoVault, Leonardo's Italian.

### HAMILTON OFFICE:

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

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

**DESCRIPTION:**

Standalone two storey office building with secure parking for up to 4 cars.

Ground floor level provides attractive reception, 2 x large office rooms, tea-prep, male and female WCs.

A single staircase provides access to the first floor that provides bright open-plan accommodation throughout with excellent levels of natural daylight.

LED lights are provided throughout, and gas fired central heating provided.

**AREAS:**

NIA

Ground Floor	38.53 sq m	414 sq ft
First Floor	83.15 sq m	895 sq ft
Total	121.68 sq m	1,309 sq ft

**RATEABLE VALUE:** 1<sup>st</sup> Floor - £7,200 and Ground Floor - £2,050

**ENERGY RATING:** Available on request.



**TENANCY INFORMATION:** Sew You Can By Kay Ltd (SC799449) ([Sew you Can Webpage](#)) 5 years from January 2022 with tenant only breaks on 1<sup>st</sup> and 3<sup>rd</sup> anniversary. Passing Rent of £12,000 pa

**ASKING TERMS:**

Offers over £115,000 are invited for our clients heritable interest with the benefit of existing lease. A purchase at this level reflects a NIY of 10.35% after purchaser costs.

**VIEWING:**

STRICTLY by appointment via the joint selling agents

Agency Department Gregor Brown

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