



## 1<sup>ST</sup> FLOOR OFFICE TO LET WITH PARKING 835 SQ FT

The Building Design Centre, Muir Street, Hamilton, ML3 6BJ

### LOCATION:

Prominent, elevated position overlooking Muir Street to the north west of Hamilton town centre. Muir Street links with Palace Grounds Road for Junction 6 M74 and with Bothwell Road for Junction 5 M74 for Glasgow, the south and the national motorway network (M73, M8 etc.).

Neighbouring properties include Cadzow Business Park, Hamilton Museum, David Lloyd Club and Hamilton Ice Rink whilst the Town Square development (including ASDA, 9 screen cinema and associated retail development) and Hamilton Retail Park are an easy walk away.

### 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:

Set amongst landscaped surrounds with adjacent car parking, The Building Design Centre has become a local landmark and offers excellent office facilities for a variety of occupiers.

The unique design incorporates generous communal space including a waiting area, break out area, ladies/disabled and gents toilets and a meeting room which is available to tenants at an additional cost.

Within the modern extension of the development, the available suite offers adaptable accommodation setup to provide main open-plan office with private office benefitting from excellent levels of natural daylight.

Gas central heating is installed throughout the building which is supplemented by double glazing and there is a security controlled entry system. 2 parking spaces are provided with the suite.

## AREA:

NIA 835 sq ft / 77.57 sq m

**RATEABLE VALUE:** £7,900

Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Relief Scheme to qualifying occupiers.

**ENERGY RATING:** Available on request.



## RENT, LEASE DETAILS ETC:

The subjects are available by way of a new FRI lease at a rent of **£12,500 per annum exclusive of VAT.**

## VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department

01698 891 400

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