

DM HALL

savills

PROSPECT HOUSE

HAMILTON INTERNATIONAL BUSINESS PARK



PROPERTY DETAILS

- Extensively refurbished in Summer 2024
- Suites Available from 194 sq.ft - 15,636 sq.ft
- Modern open plan accommodation
- Prominent central location
- Dedicated on site car parking
- EPC Rating - A



PROPERTY DETAILS

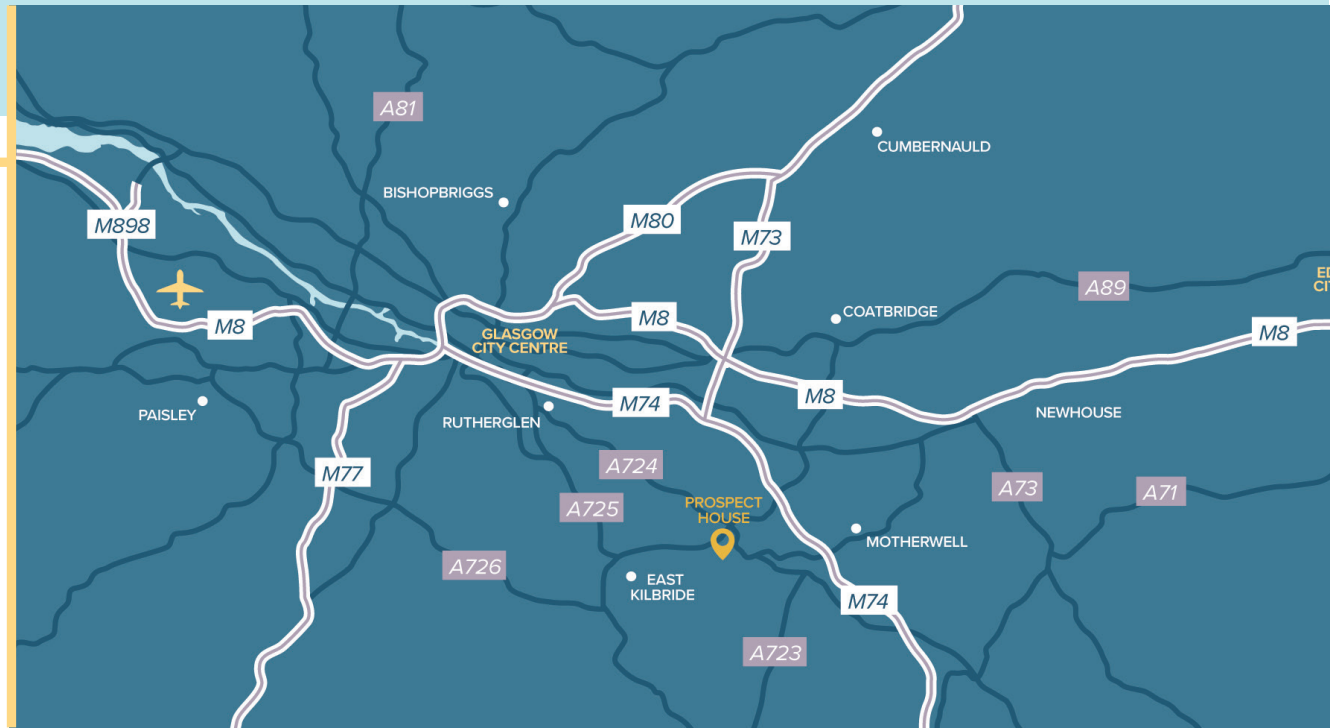
LOCATION

Prospect House, located within Hamilton International Park, offers easy access to major transport links, making it convenient for businesses and employees alike.

Adjacent to the A725 Expressway and with Junction 5 of the M74 motorway nearby, Hamilton international Business Park is 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 Glasgow Central Station.

Local amenities can be found within walking distance at the nearby retail parade which includes Greggs, Day-Today Express, Lloyds Pharmacy, Smilescent Dentist, The Barnehage children's nursery and adjacent to the park is the Redburn Farm restaurant.



PROPERTY DETAILS

DESCRIPTION

The business centre has undergone a complete refurbishment, transforming it into a modern and attractive office space. The building features updated interiors with contemporary finishes, fostering a professional yet welcoming atmosphere.

Natural light floods through impressive triple height foyers and central atrium, providing well-designed breakout areas, and informal meeting space.

The suites offer spacious work areas, with large windows, enhancing the workspace environment and flexible layouts to accommodate various business needs.

SPECIFICATIONS

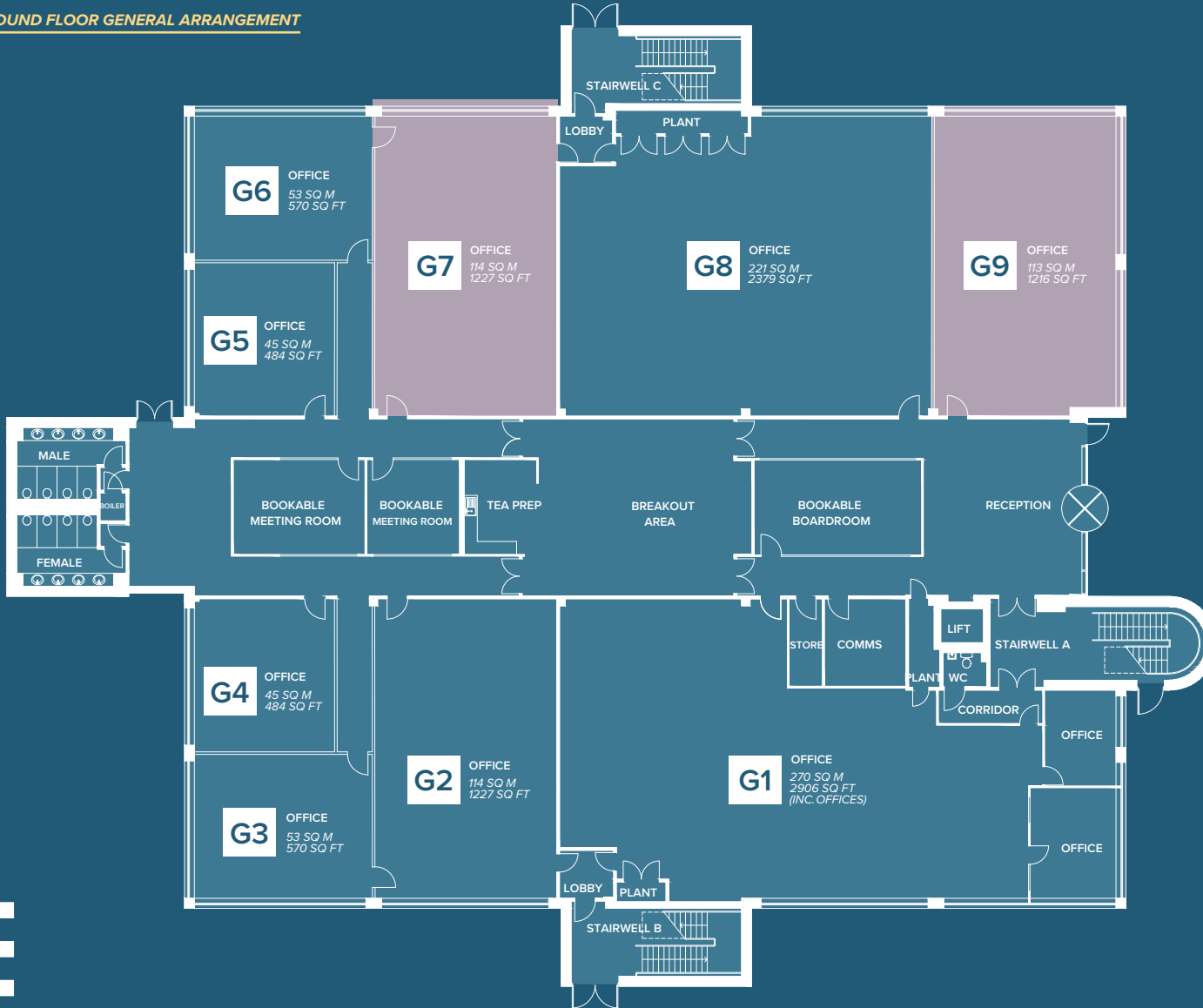
- Suspended ceilings with modern recessed LED lighting;
- Raised access floors with carpet tiles and floor boxes;
- Double glazed windows with excellent natural light;
- VRV Heating + Cooling;
- Dedicated on-site parking, 145 reserved spaces;
- 13 Person passenger lift;
- Male, female and disabled toilet facilities;
- Extensive breakout space with tea prep facilities;
- Board and meetings rooms at all levels;
- External bench seating and soft landscaping relaxation areas;
- EPC Rating – A;
- DDA Compliant;
- New CCTV, Fire Alarm and Door Access System.







GROUND FLOOR GENERAL ARRANGEMENT



PROPERTY DETAILS

ACCOMMODATION

The accommodation comprises of the following areas

Ground Floor

SUITE	SQ.FT	SQ.M
G1	LET	LET
G2	LET	LET
G3	LET	LET
G4	LET	LET
G5	LET	LET
G6	LET	LET
G7	1,227	114
G8	LET	LET
G9	1,216	113

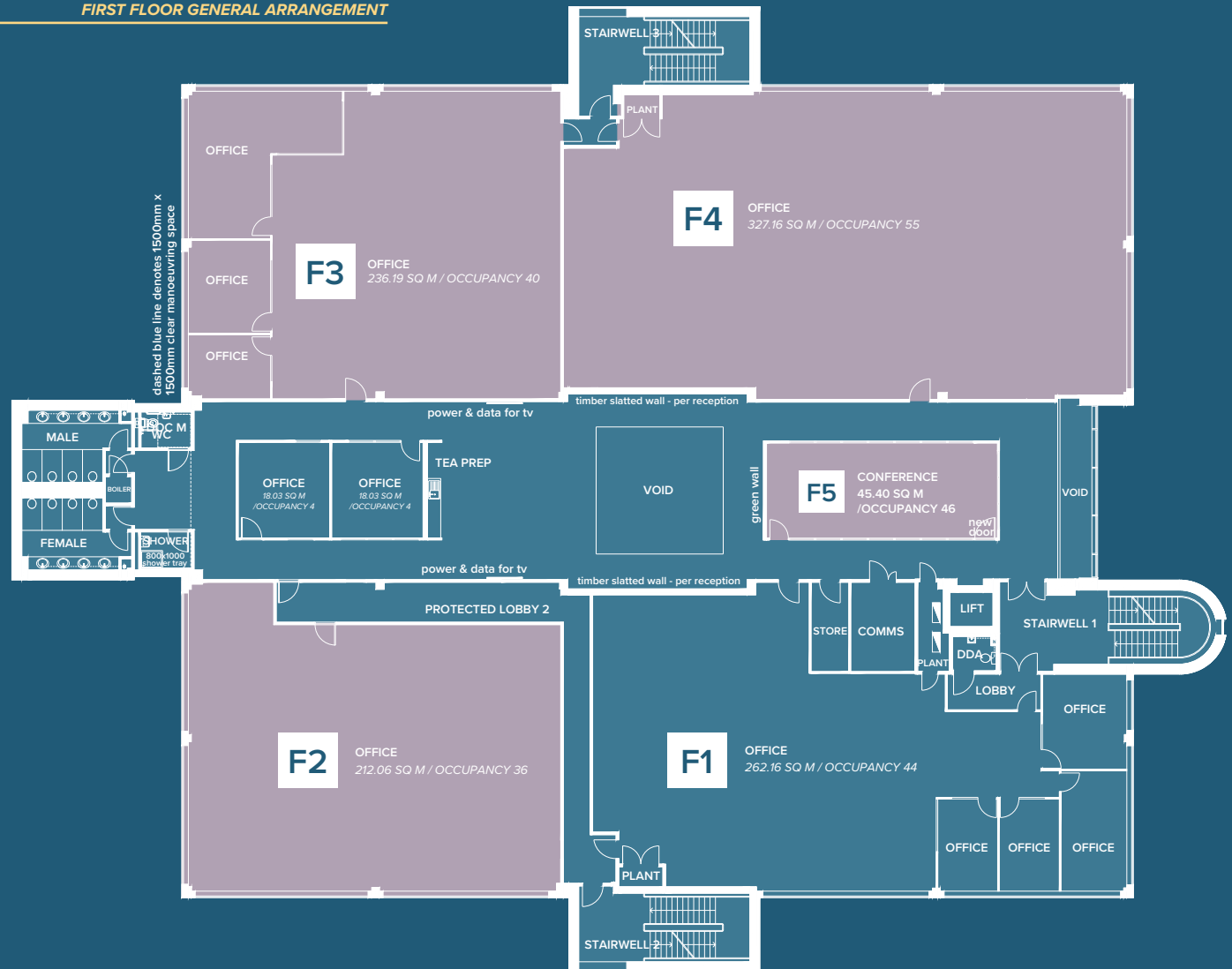
PROPERTY DETAILS

ACCOMMODATION

First Floor

SUITE	SQ.FT	SQ.M
F1	LET	LET
F2	2,283	212.06
F3	2,542	236.16
F4	3,521	327.16
F5	488	45.40

FIRST FLOOR GENERAL ARRANGEMENT



FIRST

PROPERTY DETAILS

ACCOMMODATION

Second Floor

SUITE	SQ.FT	SQ.M
S1	5,606	520.86
S2	9,231	857.63



SECOND FLOOR GENERAL ARRANGEMENT

ZONES
 SECTORS



PROPERTY DETAILS

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is A.

VAT

VAT will be payable where applicable.

TERMS

Available on new full repairing and insuring leases.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VIDEO AVAILABLE |



PROSPECT HOUSE

HAMILTON INTERNATIONAL BUSINESS PARK

MAKE AN ENQUIRY

DM HALL

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