

DM HALL

To Let
OFFICE

REX HOUSE,
103 BOTHWELL
ROAD, HAMILTON,
ML3 0DW



215.53 sq m
(2,320 sq ft)

Property Details

- Prominent roadside position.
- Close to public transport, motorway and main road routes.
- Ground floor DDA compliant office.
- Generous on site car parking in attractive woodland surroundings.
- Net internal area of 215.53 sq.m (2,320sq.ft).
- Rental Offers in Excess of £18,000 pa.

Location

Bothwell Road is a main thoroughfare to the north of Hamilton and a connecting route to Bothwell. The location offers easy access on the main road net-works lying close to M74 via Junction 5 (Raith Interchange) at its convergence with the A725 expressway with connections on to the M8, M73 and M77 within a short drive time.

Hamilton is the administrative capital of the South Lanarkshire region with a population of over 40,000 persons and lying around 12 miles south east of Glasgow and 5 miles east of East Kilbride.

Description

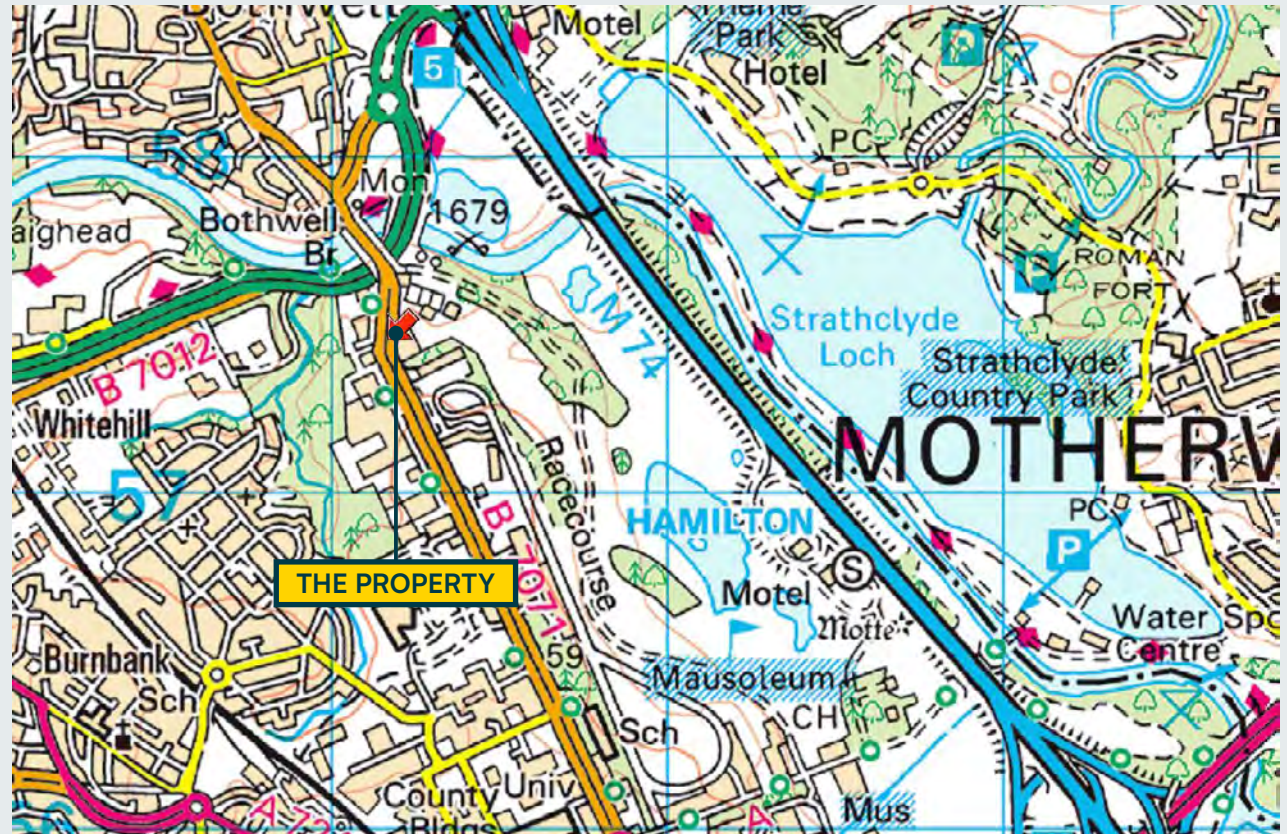
'Rex House' is a single storey detached office building accessed off Bothwell Road and set amongst mature woodland and landscaped grounds, neighbouring Bothwell Bridge Business Park and opposite Hamilton Park Racecourse. There are a variety of commercial and trade counter operators nearby.

Internally the suite provides a large open plan general office off which there are two private offices and a store.

Communal WCs facilities and tea preparation area are located centrally within the building. Indicative floor plan is provided.

Floor Areas

From our on-site inspection, we calculate the property to have a net internal floor area of 215.53 sq.m (2,230 sq.ft) or thereby.



Property Details

Rent

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £18,000 per annum are invited.

Service Charge

A service charge will be levied on a rate per sq.ft. basis. It includes maintenance of the building, cleaning, heating and power to the common areas, individual suites, and fire alarms. Further information is available on request.

Energy Performance

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

Non Domestic Rates

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £18,600.

Please note that a new occupier has the right to appeal the current assessment.

Legal Costs

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

VAT

All prices quoted are exclusive of VAT which is chargeable.

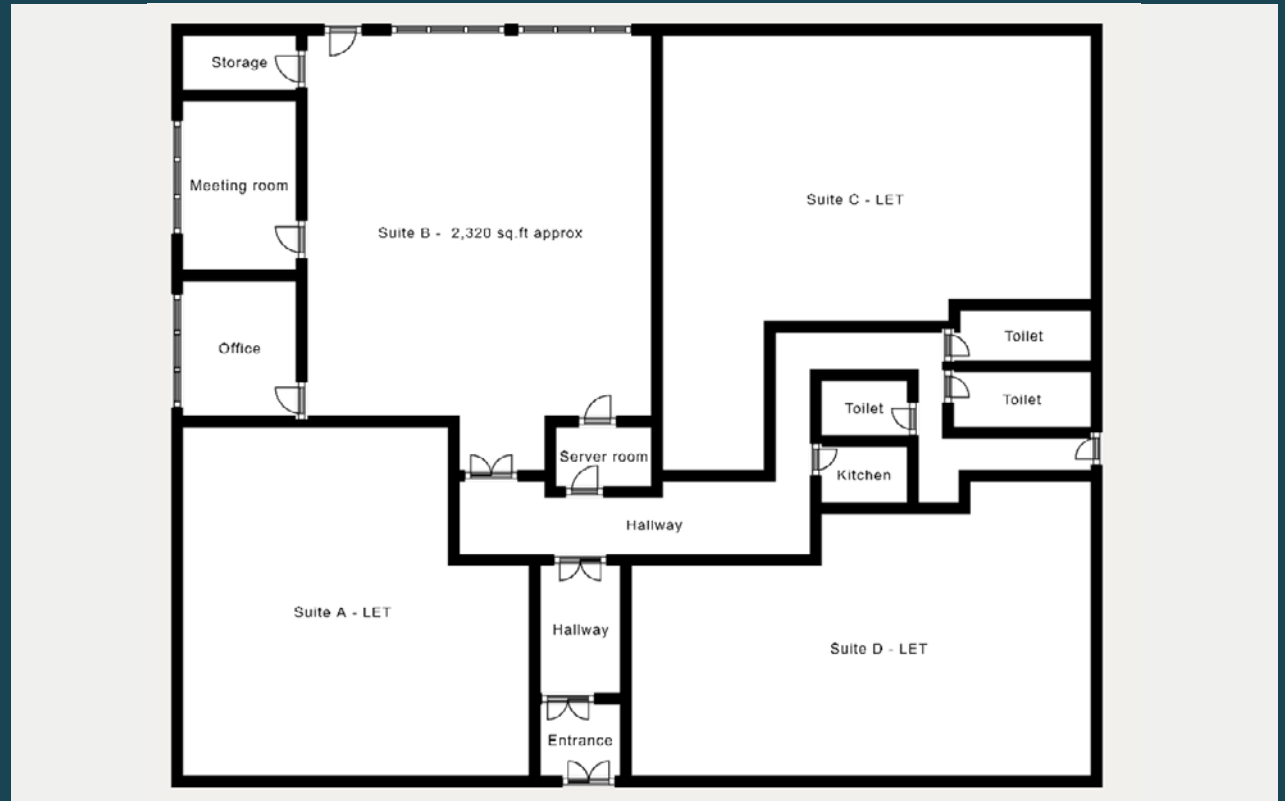
Anti Money Laundering

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM HALL



Regulated by
RICS



Make an enquiry

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