



**DM HALL**

AVISON  
YOUNG

**TO LET OFFICE**

**Building C** ▪ **Brandon Gate Business Centre,**  
Leechlee Road ▪ Hamilton ▪ ML3 6AU



- Modern Office Building
- Prominent town centre.
- 7 dedicated car parking spaces
- Excellent access to public transport and local amenities.
- Net internal area of 331.38 sq.m (3,567 sq.ft)
- Rental Offers in Excess of £43,700 pa

## LOCATION

Brandon Gate is situated on the prominent junction of Leechlee Road and Brandon Street within the heart of Hamilton Town Centre.

The neighbouring buildings (building A and B) are fully let to South Lanarkshire Council.

Hamilton is located within the South Lanarkshire region approximately 12 miles southeast of Glasgow. The town is well connected with easy access to the M74 providing ready road access to Glasgow and the surrounding towns.

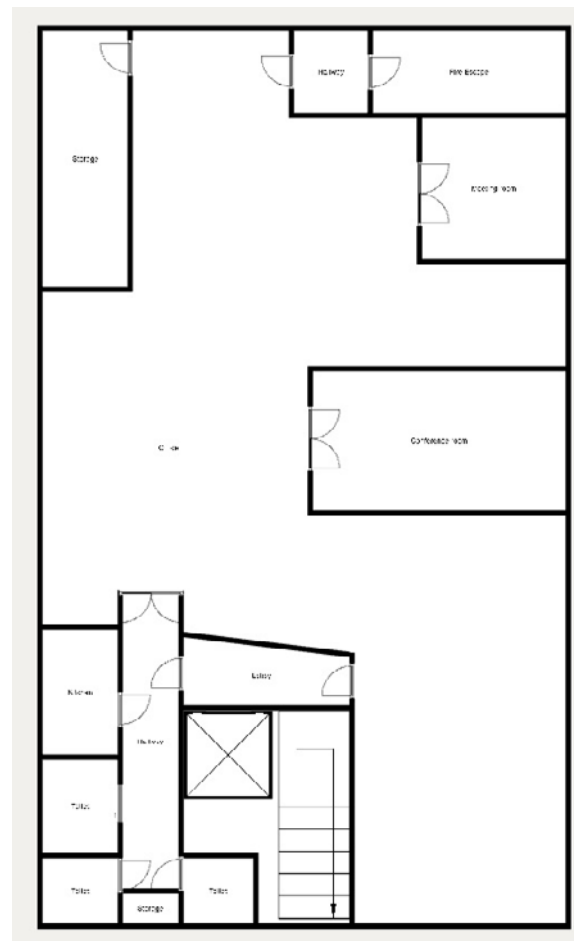
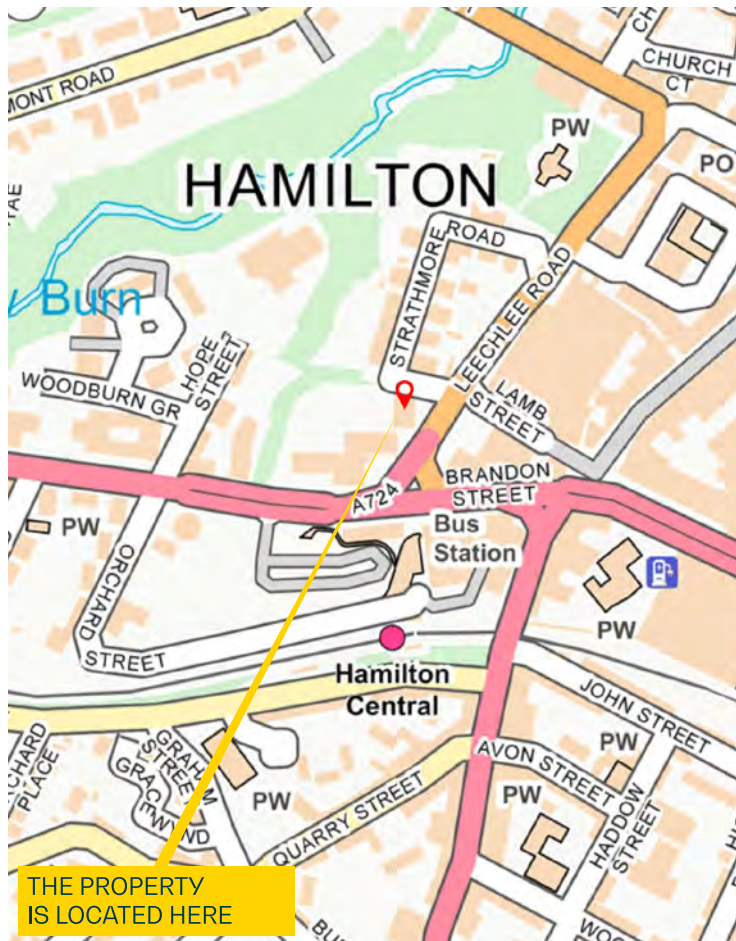
The town also benefits from good public transport links with two railway stations one only a short walking distance from the subjects.

The approximate location of the subjects is shown on the appended street plan.

## DESCRIPTION

The subject suite provides bright, modern office accommodation that benefits from the following:

- Suspended ceilings with recessed modern lighting
- Raised access flooring
- Open plan suite with meeting room and conference room.
- Lift access
- Level entry at street level
- Excellent natural daylight provision
- Dedicated male and female toilets
- Dedicated tea prep area
- Disabled access





## ACCOMMODATION

According to our calculations the subjects have a total net internal area of approximately 331.38 sqm. (3,567 sq.ft).

## RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £41,200.

## RENT

Rental offers of £43,700 per annum, exclusive of VAT (if applicable) are invited on the basis of a new full repairing and insuring lease of a negotiable term.

## VAT

All prices quoted are exclusive of VAT, where applicable.

## EPC

An Energy Performance Certificate is available on request. The current rating is Band C.

## ENTRY

Entry is available upon completion of legal formalities.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

## VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

# DM HALL

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COMMERCIAL DEPARTMENT | 0141 332 8615

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