

TO LET - INDUSTRIAL

69 BOTHWELL ROAD
HAMILTON, ML3 0DW



KEY HIGHLIGHTS

- 652 sq ft
- Benefit from generous communal yard space
- Excellent motorway links
- Refurbished to a high standard including over-clad roofs
- All units eligible for 100% rates relief
- Nearby public transport links

SUMMARY

Available Size	652 sq ft
Rent	£9,000 per annum
Business Rates	All units are eligible for 100% rates relief under the Small Business Bonus Scheme. Please refer to www.saa.gov.uk
EPC Rating	Upon enquiry

DESCRIPTION

Light industrial/workshop units of varying sizes - Units 4, 4A, 5 and 6 are capable of being connected to create larger units.

Units are refurbished to a high standard including full roof over-clad

The clear internal eaves height is 4.75M.

Externally benefit from large communal yard space/parking.

Vehicle access doors.

Each unit provides well-presented open plan accommodation complete with WC's.

3 x phase power, gas and water supplies provided.

LOCATION

Hamilton is located within the South Lanarkshire Local Authority Region just 12 miles south-east of Glasgow.

The subjects are situated on the west side of Bothwell Road to the rear of Booker Cash & Carry and Fraser Tool Hire.

The Raith Interchange is situated just 1-mile north providing access to the M74 motorway via Junction 5 that connects with the M8, M73, M80 and M74 beyond.

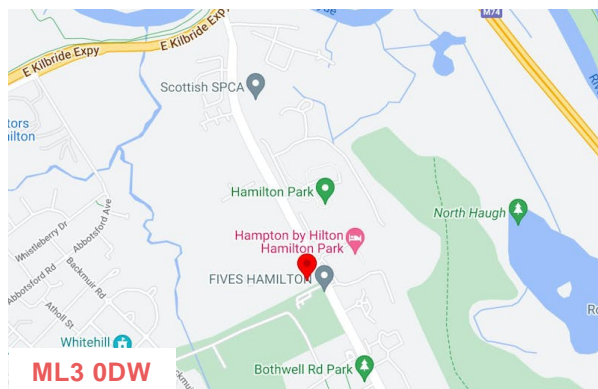
Regular bus services operate on Bothwell Road whilst Hamilton West Railway Station is a 15-minute walk south.

Neighbouring occupiers include Finsbury Food Group, Enterprise Rental Car, Hamilton Fire Station, Hamilton Racecourse and Hampton by Hilton.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 4A	652	60.57	£9,000 /annum	Under Offer
Total	652	60.57		



VIEWING & FURTHER INFORMATION

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