

Office / Development Opportunity FOR SALE



1 BARRACK STREET, HAMILTON, ML3 0DG

FOR SALE / MAY LET

- Highly accessible development site
- Prominent corner location
- Located on a main arterial route
- Site extends to approximately 0.513 acres

KENNEDY & CO
PROPERTY CONSULTANTS

hamilton
chartered surveyors



LOCATION

The property is situated on the west side of Barrack Street, at its junction with Almada Street, lying a short distance from Hamilton Town Centre. The property is well placed for access to shops, restaurants and other town centre facilities.

The surrounding area is principally commercial in nature, with occupiers nearby including Hamilton Job Centre, Hamilton Sheriff Court and the University of the West of Scotland.

Hamilton has a resident population in the region of 50,000 and is situated approximately 11 miles south east of Glasgow City Centre.

DESCRIPTION

The property comprises of a detached three-storey office building of concrete steel frame construction and 23 car parking spaces on a site of 0.513 acres (0.208 hectares).

Internally, the offices provide a combination of cellular and open plan space, with a passenger lift affording access to the upper floors. Separate ladies and gents toilets are provided on both of the half-landing areas.

FLOOR AREAS

We calculate the premises provide the following net internal floor areas:

Ground Floor	375.53 sq m	4,042 sq ft
First Floor	421.23 sq m	4,534 sq ft
Second Floor	421.23 sq m	4,534 sq ft
TOTAL	1,217.99 sq m	13,110 sq ft

The site area is 0.513 acres (0.208 hectares)

DISPOSAL TERMS

Offers are invited for the benefit of our client's heritable interest in the subjects, a price guide can be provided upon request. Alternatively our clients will give consideration to leasing the subjects, further details upon request.

PLANNING

All planning enquiries for alternative uses should be directed to South Lanarkshire Council.

LEGAL COSTS / VAT

Each party shall be responsible for their own reasonable incurred legal costs; with the purchaser/tenant being responsible for any registration dues and LBTT in the usual manner.

All prices premiums etc are quoted exclusive of VAT.

VIEWING & FURTHER INFORMATION

By contacting the joint agents:



Andrew Kennedy
 Telephone: 0141 248 7773
 Mobile: 07733 123 437
 andrew@kennedyandco.com



Paul Hamilton
 Telephone: 0141 222 2777
 Mobile: 07752 296 333
 paul.hamilton@hamilton
 charteredsurveyors.com

MISREPRESENTATION CLAUSE

Kennedy & Co Ltd and Hamilton Chartered Surveyors Ltd gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or Lessees or Third Party should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of the representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kennedy & Co Ltd and Hamilton Chartered Surveyors Ltd has any authority to make any representation or warranty whatever in relation to this property. Published July 2015.