

WAVERLEY HOUSE

HAMILTON | ML3 0QA

Offices / Business Space Suites

Suite 1 - 1,011 sq ft (93.92 sq m)

Suite 7 - 1,017 sq ft (94.48 sq m)

TO LET



Modern Business Suite



Open Plan Layout



Convenient Onsite Parking



Overview

Waverley House provides high-quality office accommodation within an attractive, landscaped business park environment. The building offers bright, modern office space, benefiting from an impressive glazed façade that provides excellent levels of natural daylight.

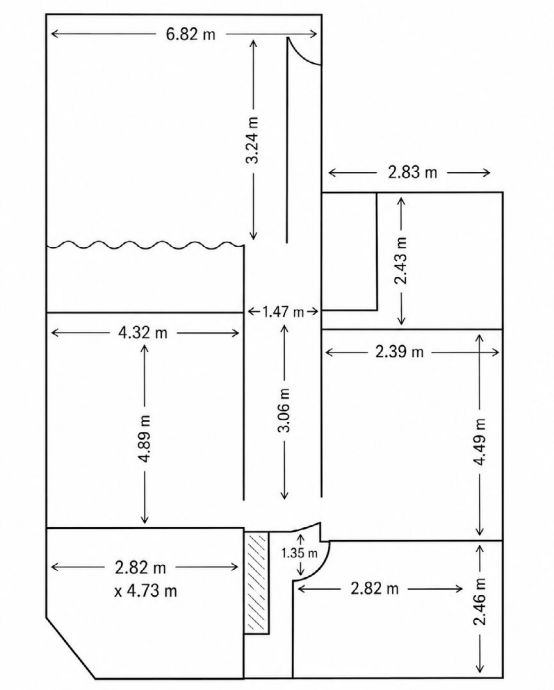
The accommodation is finished to a high standard and is well suited to a range of occupiers seeking flexible, professional workspace in a highly accessible location. Ample on-site car parking is provided, together with an attractive external environment and excellent connectivity to the motorway network and public transport.



- 
Raised Floors
- 
Suspended Ceilings
- 
Fully Carpeted
- 
Disabled WC's
- 
Comfort Cooling
- 
Car Parking Spaces

Layplans

Accommodation	Sq ft	Sq m
Suite 1	1,011	93.92
Suite 7	1,017	94.48

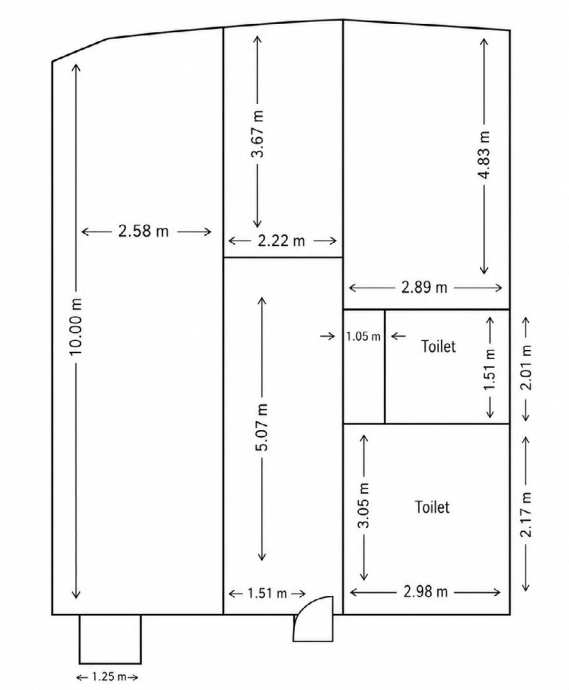


Suite 1
Waverley House

Terms
The suites are available on a To Let basis. For full details and quoting terms, please contact the marketing agents.

Business Rates
Suite 1 has a Rateable Value of £10,800. Suite 7 has a Rateable Value of £10,700. Interested parties should make their own enquires in this regard.

VAT
All prices quoted are exclusive of VAT, which will be charged at the prevailing rate.



Suite 7
Waverley House

Legal Costs
Each party will be responsible for paying their own legal costs incurred as a result of this transaction.

Service Charge
The incoming tenant will be responsible for payment of the service charge relating to this suite. Service Charge information will be made available upon request

EPC
An EPC is available on request.

Location

Waverley House occupies a prominent position within Hamilton Business Park, one of South Lanarkshire's most established business locations.

Situated just 12 miles south east of Glasgow city centre, the property benefits from excellent connectivity, with immediate access to the M74 motorway, providing direct links to Glasgow and Edinburgh.



0.5 miles from Waverley House
(10 min walk)



[Click here
to view in Google Maps](#)



What3Words
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Further Information

Please contact the sole agents:



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