

**For Sale – Office / Industrial Hybrid / Business
Centre Space - 28,258 sq ft**

10 Bell Drive Blantyre G72 0FB



- Full site coverage of approximately 1 acre.
- Large yard and parking facilities.
- Standalone facility with perimeter fencing and secure access gate.
- Good access to surrounding motorway network.

Accommodation NIA	Sq ft	Sq m
Ground Floor	14,129	1,312.61
First Floor	14,129	1,312.61
Total	28,258	2,625.22



Description

The property comprises a modern purpose-built telecommunications facility, arranged over ground and first floor, built of steel frame construction, offering a hybrid office / industrial specification, suitable for a range of alternative occupier requirements.

Specification includes;

- Roller shutter access.
- Large yard and parking.
- Secure perimeter fencing & electronic gate entry.
- Foyer entrance area.

Location

Hamilton International Technology Park is one of Scotland's premier business locations, situated approximately 13 miles south-east of Glasgow City Centre. The park benefits from excellent road connectivity, with the A725 East Kilbride Expressway providing direct access to Junction 5 of the M74 motorway.

The M74 offers convenient links south to the M6 and the wider UK motorway network, whilst the nearby M73 and M8 provide excellent connectivity to Glasgow, Edinburgh and central Scotland. Blantyre and Hamilton Central railway stations are both within easy reach, with Glasgow Airport approximately 25 minutes away by car.

Terms

The property is available on a For Sale basis. For full details and quoting terms, please contact the joint marketing agents.

Telecoms Mast

There is an existing telecoms mast on site, which will be retained on a future basis, full details are to be provided in due course.

Business Rates

The premises will be required to be reassessed for Business Rates purposes. 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.

Legal Costs

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

EPC

An EPC is available on request.



For more information or to arrange a viewing, please contact the joint marketing agents:

Pete Harding

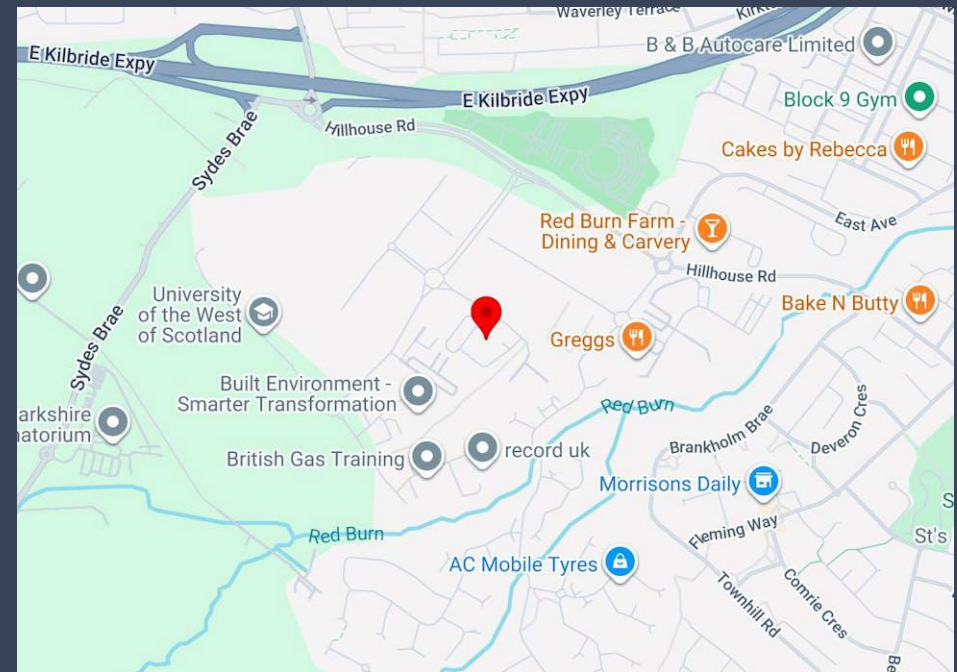
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