

TO LET - OFFICE

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# KILPATRICK HOUSE, SUITES

Kilpatrick House, 2 Lister Way, Glasgow, G72 0FT



## Key Highlights

- 490 to 2,839 sq ft
- Ground and First floors currently undergoing a refurbishment
- Established business park location with on-site retail amenities
- Fully accessible
- Excellent road communications
- 149 dedicated car parking spaces
- Excellent natural lighting

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## Description

Kilpatrick House is prominently positioned on Lister Way within the established Hamilton International Technology Park. Constructed circa 2004, the property features a steel frame structure and comprises a detached, self-contained building arranged over ground and two upper floors, with ample parking provided at lower ground level.

## Location

Hamilton International Technology Park is among the most well-connected business parks. Situated 15 miles southeast of Glasgow on the A725, it offers excellent links to central Scotland's motorway network, including the M74, M8, and M77. The park benefits from strong public transport links, with three nearby train stations and 12 hourly bus services serving the area.

Tenants and visitors at Hamilton Park can take advantage of a wide range of on-site amenities, including a nursery, Greggs bakery, Lloyds Pharmacy, Smile Scene Dentist, a newsagent, and Tim Hortons. In addition, Hamilton town centre, East Kilbride, and Kingsgate are all within a 10-minute drive, providing access to an even greater variety of shops, services, and facilities.

## Accommodation

The accommodation comprises the following areas:

| Name        | sq ft | Rent       | Rates Payable | Service charge | Availability |
|-------------|-------|------------|---------------|----------------|--------------|
| Suite - 2.1 | 1,453 | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.2 | 784   | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.3 | 762   | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.4 | 707   | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.5 | 515   | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.6 | 677   | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.7 | 2,286 | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.8 | 2,839 | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |
| Suite - 2.9 | 490   | £14 /sq ft | £2.15 /sq ft  | £12.50 /sq ft  | Available    |

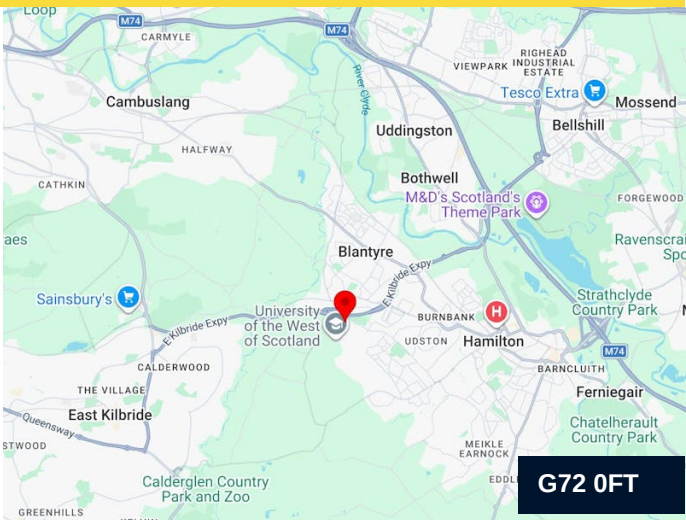
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