



4 Bell Drive, Hamilton International Technology Park, Blantyre, G72 0FB

Modern warehouse accommodation  
863.24 sq m (9,292 sq ft)



- Total GIA of 863.24 sq m (9,292 sq ft)
- Eaves height of 7.40 m rising to 8.82 m
- Two level access electrically operated drive-in shutters
- Benefits from electrically operated 12 bay racking system
- Staff / customer parking provided with scope to create a secure yard

### Location

4 Bell Drive occupies a convenient location within Hamilton International Technology Park approximately 12 miles south-east of Glasgow City Centre and three miles east of East Kilbride. The Technology Park benefits from excellent access to the Scottish Motorway Network sitting immediately adjacent to the A725 East Kilbride Expressway that connects with the M74 via the Raith Interchange with M8 & M73 motorway access found beyond. On-site amenities are provided within the Technology Park including a children's nursery, dentist, convenience store and café.

### Description

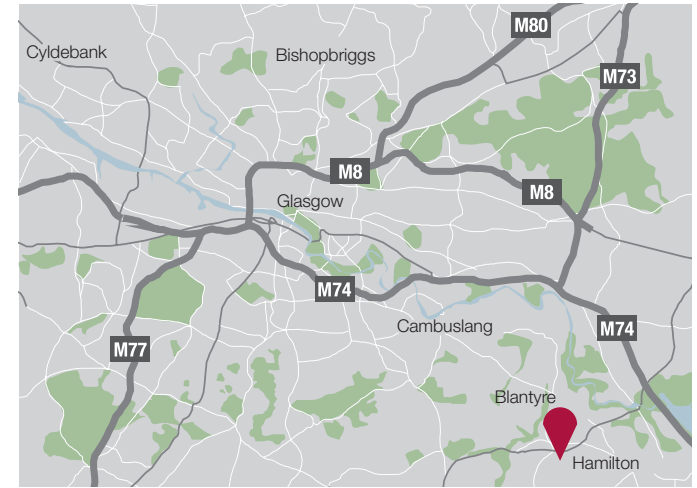
The subjects comprise modern warehouse accommodation forming part of a larger owner-occupied building where occupiers include Aviat Networks, French Duncan, Debra and D-Tacq Solutions. Access to the subjects is found to the rear of the building off a large carpark that has the ability to be fenced off to create a secure yard if required. The specification includes;

- Two electrically operated drive in shutters
- Adjacent pedestrian access door
- Roof and walls clad with modern insulated panels
- Electrically operated 12 bay racking system
- Gas blower heaters
- Sodium lighting units throughout
- Male and female/ambulant WC facilities

### Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate a gross internal area of **863.24 sq m (9,292 sq ft)**.

The eaves height is 7.40 m rising to 8.82 m at the pitch.



### Terms

The subjects are available by way of a new full repairing and insuring lease with quoting information available on request.

### Rateable Value

The subjects form part of a larger entry and are in the process of being re-assessed.

### VAT

The rent is subject to VAT.

### EPC

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### Viewings & Further Information

By appointment through the sole agent, Gerald Eve LLP

### Gregor Brown

Tel. +44 (0)141 227 2375  
gbrown@geraldeve.com

### Sven Macaulay

Tel. +44 (0)141 227 2364  
smacaulay@geraldeve.com



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