

**\*\*PRELIMINARY PARTICULARS\*\***

**FOR SALE  
MODERN WAREHOUSE UNIT WITH SELF-CONTAINED YARD**



**6 HILLHOUSE PARK INDUSTRIAL ESTATE, POLLOCK AVENUE  
HAMILTON, ML3 9SZ**

- **Detached self-contained warehouse with offices and yard**
- **Prominent main road position**
- **Excellent transport links, close to M74**
- **Future expansion capacity**
- **Large concrete surfaced yard**
- **VAT free purchase**
- **Gross internal area 597.46 sq m (6,431 sq ft)**
- **Site size 0.26 ha (0.64 ac)**
- **Offers over £260,000**

**Location**

The property is located to the south east of Pollock Avenue, a short distance south of it's junction with Beattock Wynd and within the popular Hillhouse Park Industrial Estate, a well-established industrial estate located approximately 1 mile south west of Hamilton Town Centre.

Pollock Avenue is connected directly to the A724, which via the A725 and A723, provides direct access to the M74 at Junctions 5 and 6 respectively. The nearest train station is Hamilton West which is approximately 0.5 miles from the property. Local bus services run close to the property and provide access to Hamilton town centre and beyond.

Hamilton lies approximately 10 miles south of Glasgow and has an approximate population of 50,000 persons.

The surrounding properties generally comprise similar industrial properties. Local occupiers comprise a mix of traders and include Plumb Center, Howdens Joinery, JC Tyres and Autoparts.

### Description

The property comprises a detached, self-contained warehouse unit designed around a concrete portal framed structure, with brick infill panels and metal cladding. The roof is pitched and finished with insulated profiled metal cladding, incorporating translucent roof lighting panels. Natural daylighting is supplemented by sodium lights to the main warehouse area. Vehicular access is via a single roller shutter door to the front gable wall. The eaves height is approximately 3.9m.

The property contains in-span office accommodation comprising two offices, store, good sized kitchen, disabled toilet (WC and WHB) and staff toilet accommodation (2x WC, 2x WHB). Above this area, is good storage space which is currently accessed via a large hatch, but could be used as an office extension by the formation of a stairwell.

There is a small projection to the front gable of the building which provides an open plan trade counter area and this has a suspended chipboard floor overlaid in carpet and plastered walls and ceiling. Double glazed UPVC framed windows and the entrance doorway are protected by steel roller shutter doors. A toilet serves this area (WC and WHB). This unit could be separately occupied from the main warehouse.

There is a good sized yard to the side and rear of the unit, which is generally finished in concrete, with the perimeter of the site bounded by good quality metal palisade fencing.

### Areas/Accommodation

The property extends to the following gross internal areas:

Main warehouse:	532.34 sq m	(5,730 sq ft)
Trade counter/office:	65.12 sq m	(701 sq ft)
<b>TOTAL:</b>	<b>597.46 sq m</b>	<b>(6,431 sq ft)</b>

The in-span offices within the main warehouse extend to 66.15 sq ft (712 sq ft) (included in above area).

The building sits on a site of 0.26 hectares (0.64 acres).

### Rating

The current Rateable Value is £27,500. The Uniform Business Rate for 2014/15 is £0.471.

### Price

Our client is seeking offers over £260,000.

### VAT

We understand that there has been no election to waive exemption on VAT and therefore no VAT will be payable on the purchase price.

### Energy Performance

The office has an EPC rating of G. A full copy of the certificate can be made available to interested parties if required.

### Legal Costs

Each party to bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or SDLT.

**Date of Entry**

An early entry date is available.

**Viewing and further information**

By contacting the Sole Letting Agent:

Thomson Property Consultants  
4<sup>th</sup> Floor  
82 Mitchell Street  
Glasgow  
G1 3NA

Tel: 0141 530 5321

Fax: 07006 037140

Contact: Eric Thomson

Email: [eric@thomsonproperty.co.uk](mailto:eric@thomsonproperty.co.uk)

Mob: 07973 942489