

# KILPATRICK HOUSE

HQ OFFICE BUILDING

**2 LISTER WAY, HAMILTON INTERNATIONAL BUSINESS PARK, G72 OFT** 



Watch the video



## DESCRIPTION

A large 3 storey reception area creates an impressive arrival hall; complete with an attractive landscaped perimeter around the building. Lift access is provided across the three floors facilitating step free access. Being situated in high Blantyre, the upper floors offer terrific views across the greater Strathclyde area.

The property is located in an elevated position on Lister Way overlooking the entrance to Hamilton International Park. The property comprises a steel framed, detached office building, constructed in 2004. The building is arranged over four floors including basement parking.







- ↑ Raised access floors
- Suspended ceilings
- Practically column free

Impressive triple height

reception area

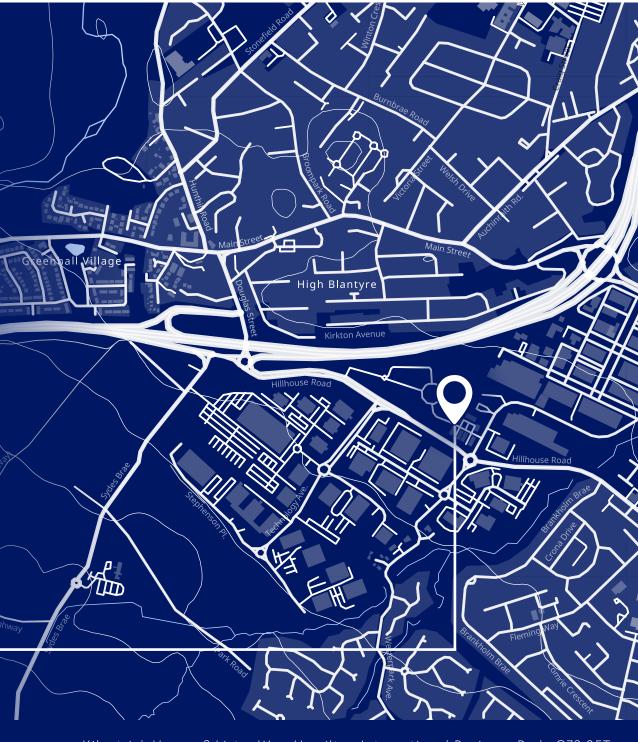
- Disabled access
- -ò- Excellent natural lighting
- \* Air conditioning
- % Natural ventilation
- Generous car parking

## LOCATION

HAMILTON INTERNATIONAL PARK IS A PRESTIGIOUS COMMERCIAL DEVELOPMENT IN HAMILTON, SCOTLAND.

Its prime location, between Glasgow and Edinburgh, offers excellent regional connectivity. The park features modern office buildings, beautiful landscaped surroundings, amenities and ample parking. The University of West of Scotland's Eco Campus is located onsite, one of the largest higher education campuses in Scotland. Nearby retail and dining options including Greggs add to its appeal, making it an attractive choice for businesses seeking a vibrant and convenient workspace.

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Viewings can be made by appointment with the selling agents.

### **ALEX MACKAY**

Associate
Alex.mackay@jll.com
+44 (0)7756222669



### MICHAEL FACENNA

Director Michael.facenna@avisonyoung.com +44 (0)7983994050



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