

FOR SALE

40,009 Sq. Ft (3,717 Sq. M)

KILPATRICK HOUSE

HQ OFFICE BUILDING

**2 LISTER WAY, HAMILTON INTERNATIONAL
BUSINESS PARK, G72 0FT**



Watch the video

KILPATRICK HOUSE OCCUPIES AN ELEVATED POSITION AT LISTER WAY IN THE WELL ESTABLISHED BUSINESS LOCATION HAMILTON INTERNATIONAL PARK.

Built in 2004, the building offers a HQ facility across three large open floors complete with generous undercroft car parking.



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.



SPECIFICATION

- ↑↓ Raised access floors
- ⤴ Suspended ceilings
- Practically column free
- Impressive triple height reception area
- ♿ Disabled access
- ☀️ 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.

**KILPATRICK
HOUSE**



**KILPATRICK HOUSE
COMPRISES OF 40,009 SQ. FT
SPLIT OVER 3 FLOORS:**

2nd Floor	13,520 Sq. Ft
1st Floor	13,555 Sq. Ft
Ground Floor	12,934 Sq. Ft
Car Parking	149 spaces

EPC

The property is rated D.

Offers

Offers are invited for the heritable interest in the property.

VAT

The sale will be subject to VAT.

Additional Information

A sales pack including floor plans and technical information is available on request.



KILPATRICK HOUSE

Viewings can be made by appointment with the selling agents.

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For properties in Scotland:

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