

TO LET

Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP

**NEWLY
REFURBISHED**



PLAY VIDEO



- 38,164 sq ft (3,545 sq m) on a site of 2.54 acres (1.03 ha)
- 7.5m eaves height rising to 9.8m at roof apex
- 2 ground level loading doors
- 2 storey modern offices

- Large secure concrete yard
- Generous car park – 80 spaces
- Amenities close by
- Excellent motorway connections

Colliers

Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP



Hamilton

M74

Glasgow

J5-RAITH



M74

South

A725



1 Livingstone Boulevard



Livingstone Boulevard

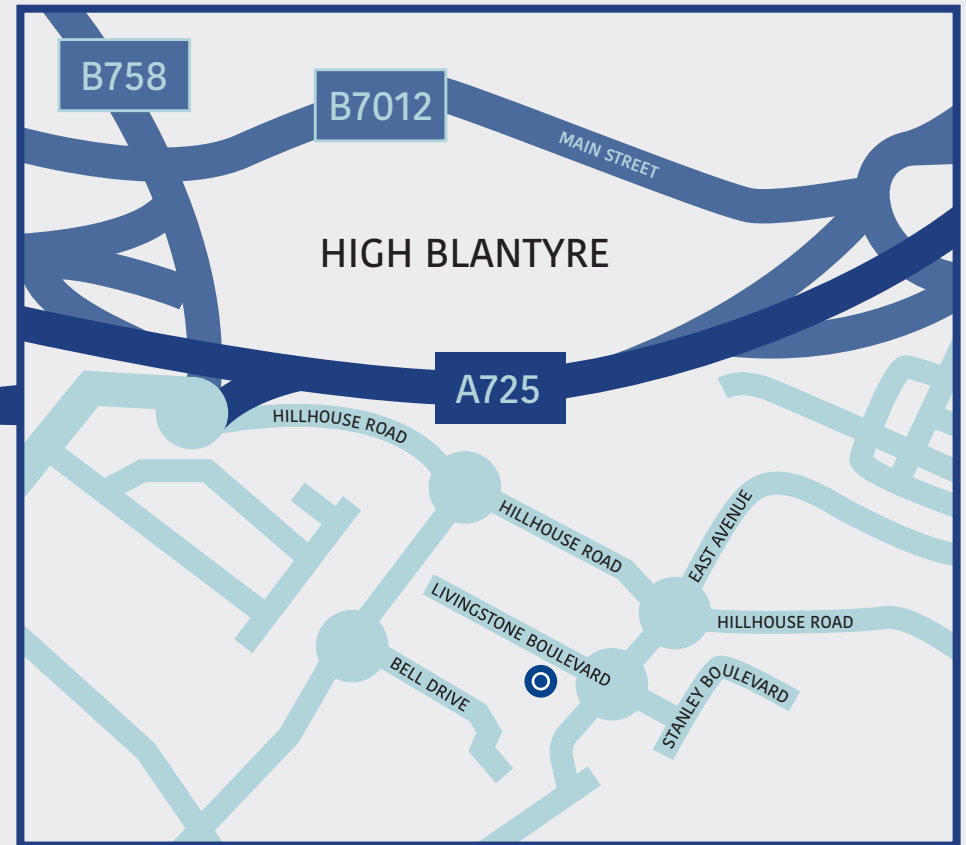


daysoft



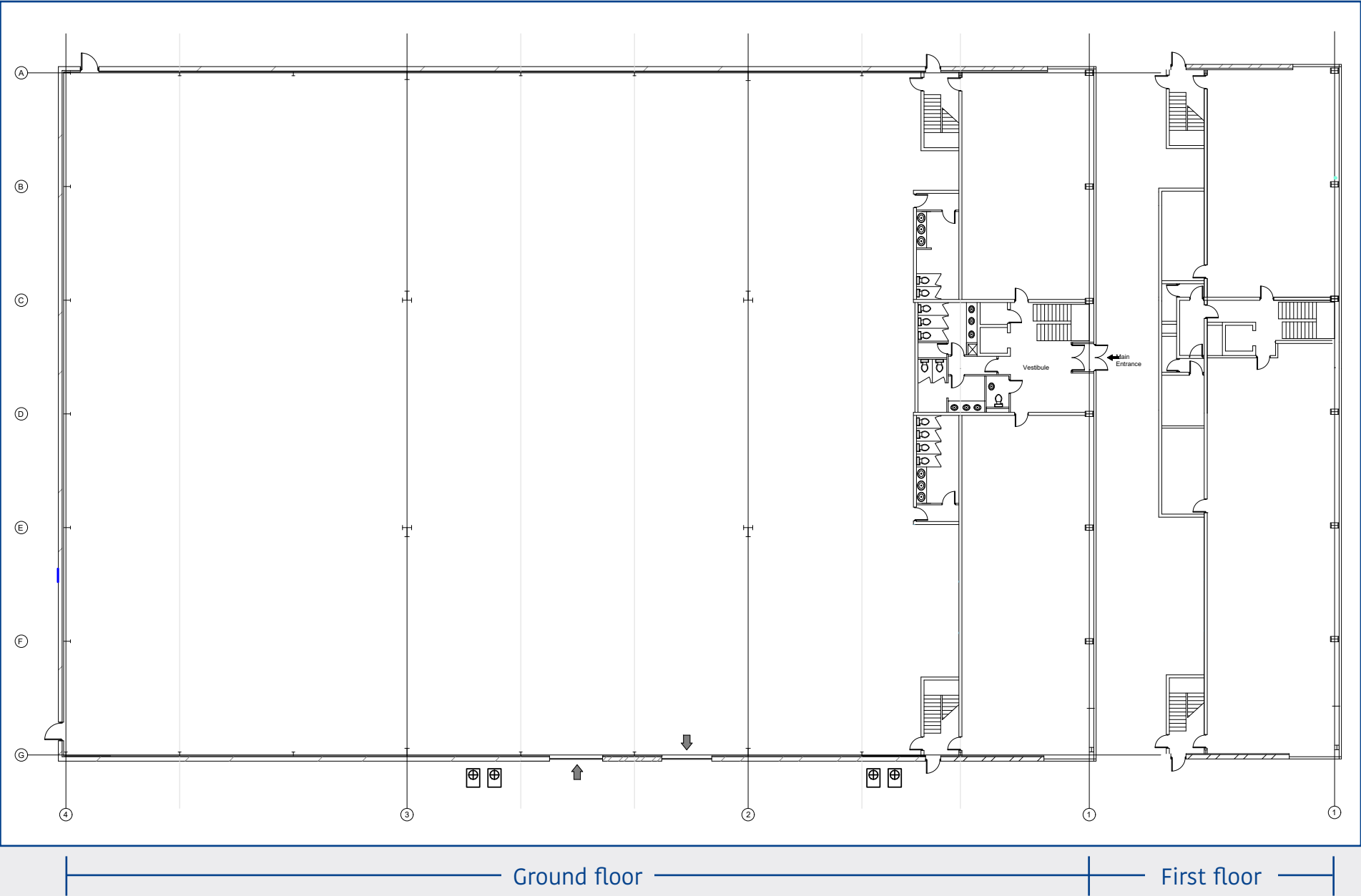
Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP



Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP



Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP

LOCATION

Hamilton International Park (HIP) is strategically located in the heart of Scotland, approximately 13 miles south east of Glasgow City Centre. The Park, formerly part of the Lanarkshire Enterprise Zone, provides a range of modern high specification industrial and office buildings in a high quality landscaped environment.

HIP is easily accessible to the national motorway network. The A725 East Kilbride Expressway provides quick and easy access to the recently upgraded Raith Interchange M74 (J5) which in turn provides access to Carlisle and the South (M6), the M73 leading to Stirling and the North and the M8 linking Glasgow and Edinburgh. The M74 linking East Glasgow to the M8 at the Kingston Bridge provides the Park with easy access to West Glasgow. The Glasgow Southern Orbital Road is located 5 miles from the Park via East Kilbride which links into the M77 connecting Glasgow and Ayrshire.

HIP benefits from a range of on-site amenities within a purpose built retail parade, (Greggs, Well Pharmacy, children's nursery and dentist) as well as on-site security personnel and CCTV. An EG petrol filling station (Asda on the Move & Stabucks) and Farmhouse Inns family restaurant/pub are also located close by.



Notable industrial occupiers within HIP include;

Smurfit Westrock, South Lanarkshire Council Fleet Services, Eden Springs, Daysoft, Centrica, New Pig, Record UK, Galaxy Insulations, Bsolve Dental, BE-ST (formerly Construction Scotland Innovation Centre), EE Switch and Babcock Rail. The Park has also home to the new University of the West of Scotland campus.



Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP

DESCRIPTION

The subjects comprise a newly reburbished modern high quality detached warehouse / production building built in 1998 with 2 storey offices, associated yard and car parking all within a landscaped environment.

Salient features include:

WAREHOUSE

Steel portal frame construction

Profile metal clad elevations with blockwork dado walls internally

Barrel vaulted profiled metal clad roof with central rooflights.

Concrete floor

7.5m eaves height, rising to 9.8m at roof apex

LED lighting

Gas fired heating

2 no. electrically operated ground level vehicular doors (height 4.5m width 6.5m & height 4.5m width 3.5m)

Male and female WCs

Power: 145 kVA



Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP

OFFICES

2 storey high quality offices with
WCs, canteen and tea prep areas

Passenger lift

Lighting

Perimeter trunking

Electric heating

Raised floors



EXTERNAL

Concrete yard at the eastern elevation

Substantial car parking – 80 spaces

FURTHER WORKS

Whilst newly refurbished, additional
works are due in Q1 2026:

- Extending yard from approx. 0.29 to 0.5 acres
- Installation of EV chargers
- Installation of PV panels
- Increased power supply
- Additional loading door

Further details upon request.



Prime High Quality Detached Warehouse / Production Building

1 Livingstone Boulevard, Hamilton International Park, Hamilton, G72 0BP

ACCOMMODATION

	SQ FT	SQ M
Warehouse	27,747	2,577.77
Ground Floor Offices	5,225	485.43
1st Floor Offices	5,192	482.34
TOTAL GIA (approx.)	38,164	3,545.54

The building sits on a site totalling approximately 2.54 acres (1.03 ha).

RATING

The property is entered into the current Valuation Roll with a Rateable Value of £191,000. Estimated rates payable for financial year 2025/26: £108,488 p.a.

All Rating queries should be made directly to Lanarkshire Assessors (Telephone: 01698 476000).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

Current EPC rating is C. However, targeting A rating following recent refurbishment and on completion of PV installation.

TERMS

The property is available on the basis of a new Full Repairing & Insuring lease.

RENT

On application.



VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Iain Davidson

Director

Industrial & Logistics

07795 010118

iain.davidson@colliers.com



Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 95 Wigmore Street, London W1U 1FF. January 2026