

# TO LET

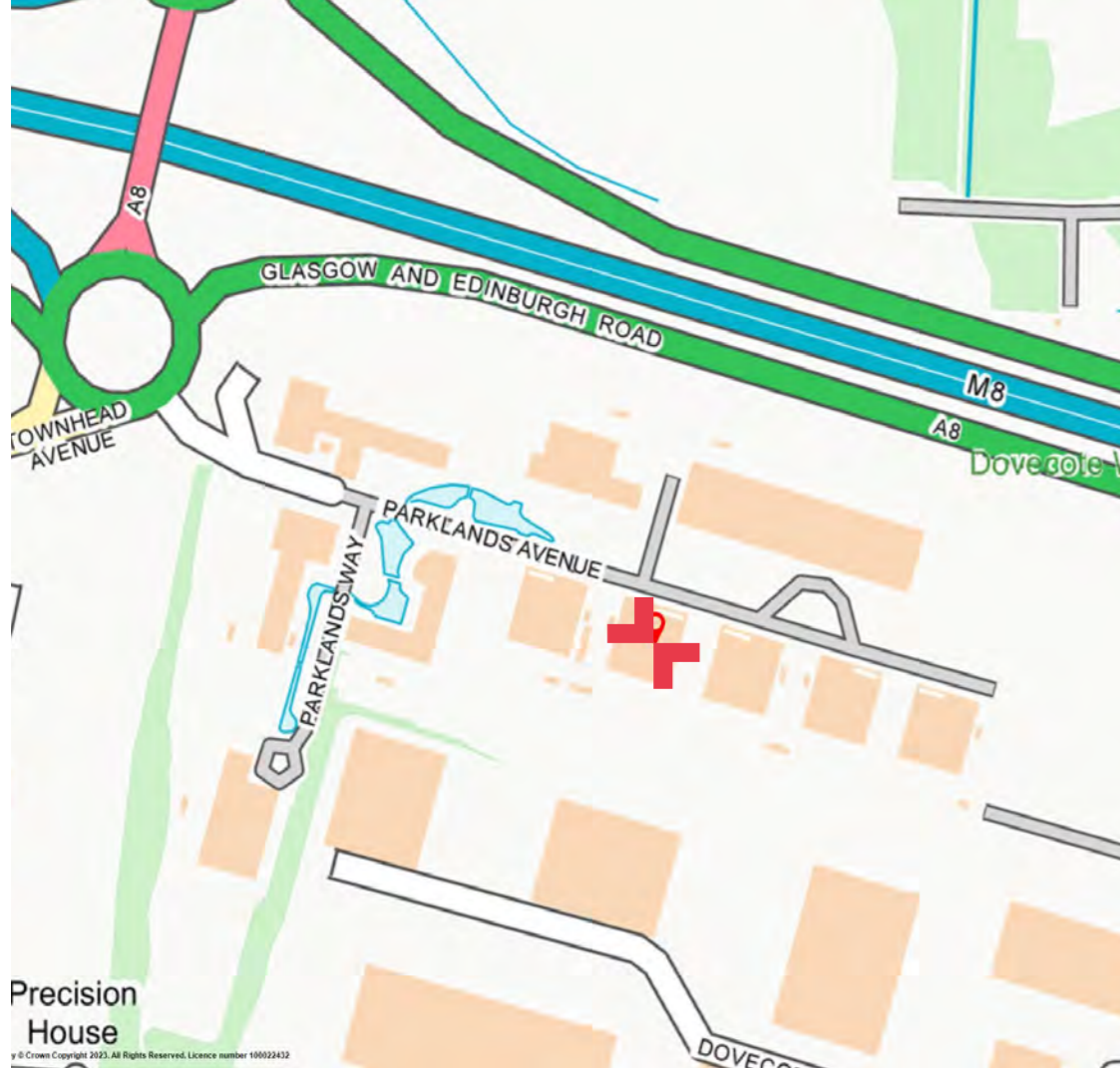
Office Suite,  
Building 7,  
Maxim Park,  
Eurocentral,  
ML1 4WQ

## FEATURES

- Furnished Office Suite
- Situated within Maxim Business Park
- Extending to 278.71 sq.m (3,000 sq.ft)
- Excellent transport links
- On-site amenities including; the Dakota Hotel, Gym and Restaurant

 **GRAHAM  
SIBBALD**



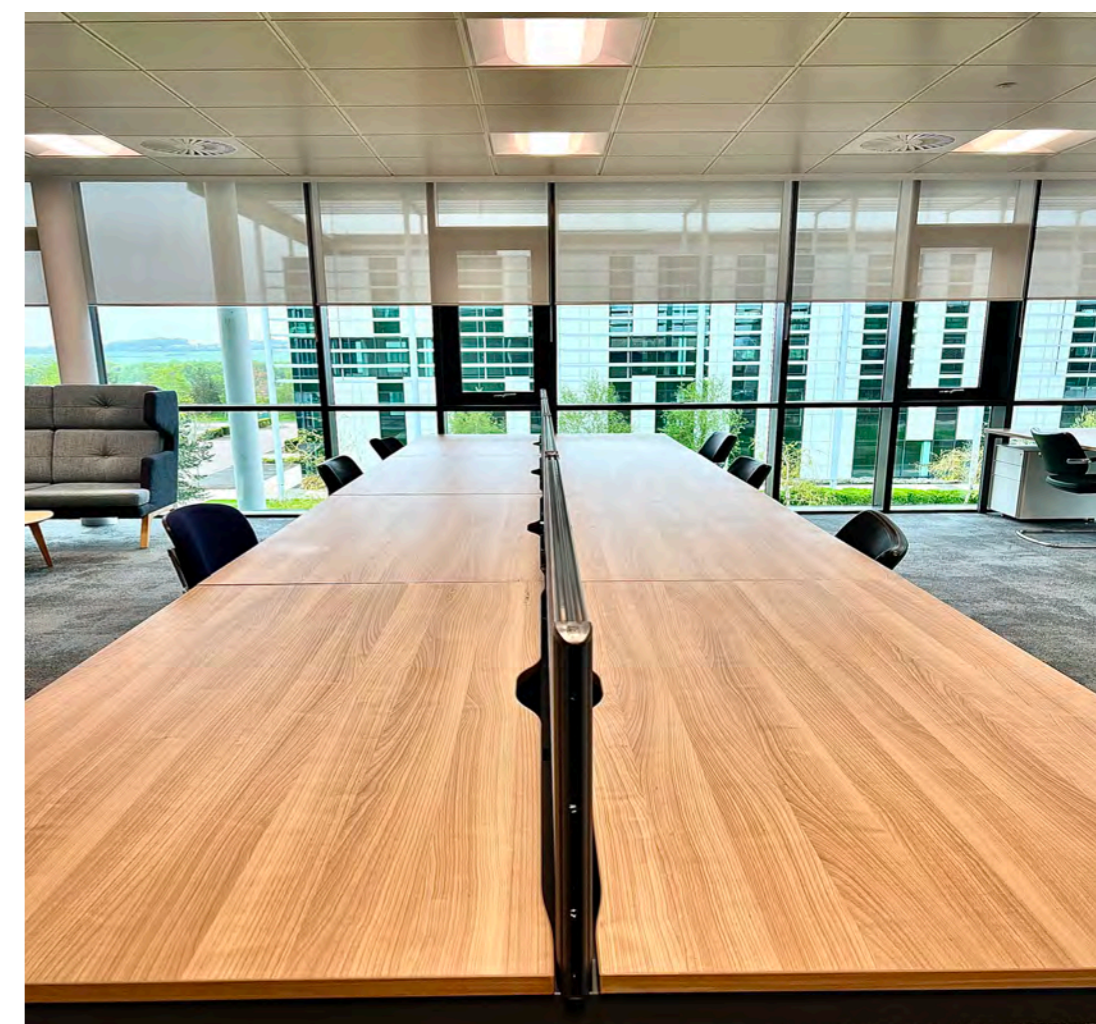


**SITUATION**  
The subjects are located within 'Maxim 7' of Maxim Business Park. Maxim 7 is situated next to the park's impressive central gardens, offering views over the landscaped lawns and communal putting green.

Maxim Park is situated 20 minutes away from Glasgow and 40 minutes from Edinburgh and is easily accessible by the M8, M73 and M74 motorways. There are 185 buses visiting Maxim everyday; with services connecting the park to Glasgow, Edinburgh and the surrounding commuter towns. There is also 7 railway stations within 5 miles of the park, providing direct links with Glasgow, Edinburgh, Newcastle, Manchester and London.

**DESCRIPTION**  
Internally, the suite offers an inclusive open-plan working environment, fitted with two meeting/private office rooms, as well as floor to ceiling glazing. The office is shared with Linear Group and also Balfour Beatty. Maxim Park is home to

The predominantly open plan accommodation provides numerous board, meeting and quiet rooms, plus high spec kitchen and tea prep area.





Office Suite, Building 7,  
Maxim Park, Eurocentral, ML1 4WQ



The suite is finished to a high specification.  
Some of the benefits are:

- Recently refurbished accommodation ready for immediate occupation.
- Fully furnished and available for immediate occupation
- Suspended perforated ceiling tiles with LED lighting throughout
- Flexible open plan accommodation

#### ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring Practise and have calculated the following Net Internal Areas:

**278.71 sq.m (3.000 sq.ft)**

#### RENT

**On application.**

#### RATEABLE VALUE

According to the Scottish Assessors Website, the properties are rated as a single floor plate.. The Rates Payable for this suite per annum are estimated to be approximately:  
**£13,944**

#### EPC

A copy of the EPC can be provided on request.

#### LEGAL COSTS & VAT

Each party to bear their own legal costs. All figures quoted are exclusive of VAT.

#### FURTHER INFORMATION AND VIEWING

For further information and to arrange a viewing, please contact the sole letting agents.

#### VIEWING & FURTHER INFORMATION

Viewing and further information available from the sole letting agents:-



**Tom Conway**  
07810544912  
Tom.Conway@g-s.co.uk



**Mark Gillies**  
07787 291149  
Mark.Gillies@g-s.co.uk



1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Prospective Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: July 23