

# MC<sup>2</sup>

## Maxim 10

Parklands Avenue  
Maxim Park  
Eurocentral ML1 4WQ



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Situated next to our impressive central gardens, Maxim 10 offers views over landscaped lawns and even a putting green.

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|        |                          |
|--------|--------------------------|
| Type   | To Let                   |
| Size   | 13,904 -<br>43,681 sq ft |
| Rent   | £15.50 per sq ft         |
| Fitout | Fitted                   |

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# Description

Maxim 10 provides a range of open and sub divisible floors with office suites from 13,904 sq ft, which can be combined to meet occupier requirements.

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# Specification

- Sustainability rated as 'Very Good' by BREEM
- 'B' EPC rating
- Exceptional full height entrance atrium
- 2 express 10-person passenger lifts
- High quality toilet facilities and showers on each floor
- Full access raised floor with 200mm void
- Key dimensions - 1.5m planning modules and 2.9m finished floor-to-ceiling height
- VRF comfort cooling and heating
- Generous car parking provision (1 space per 277 sq ft)



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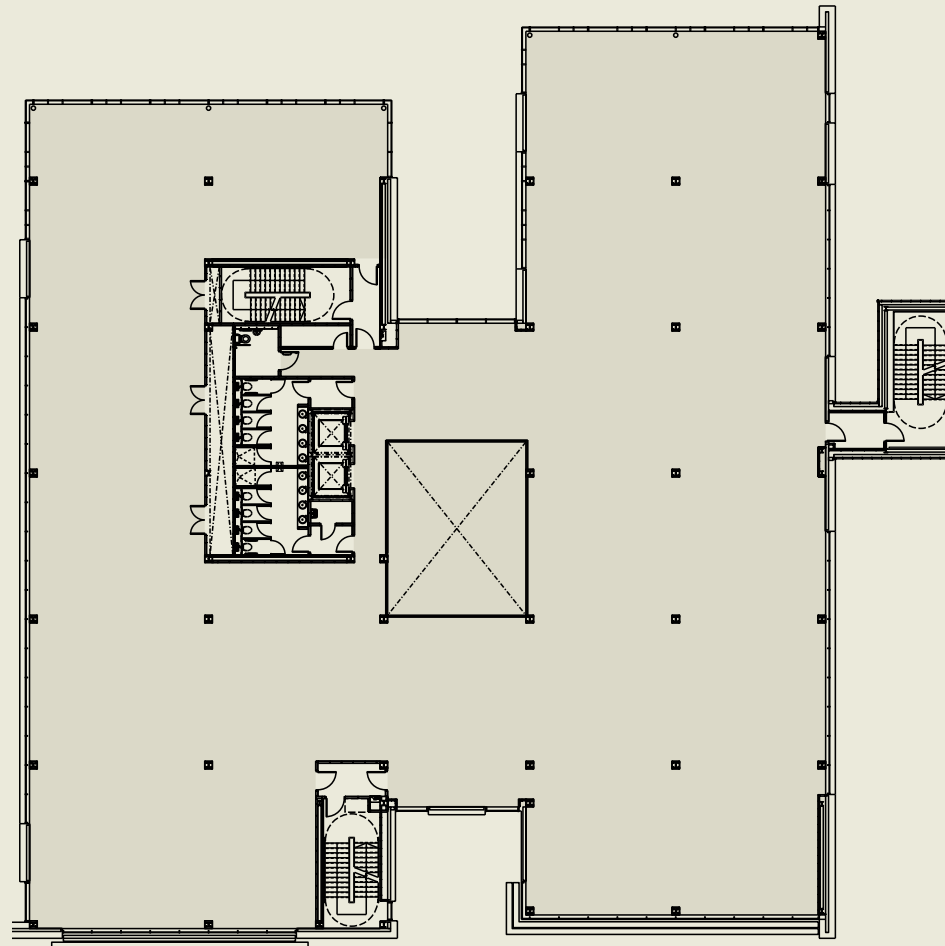
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# Accommodation

| Floor  | Size         | Status    |
|--------|--------------|-----------|
| 3rd    | 15,160 sq ft | Available |
| 2nd    | 15,063 sq ft | Let       |
| 1st    | 14,617 sq ft | Available |
| Ground | 13,904 sq ft | Available |

# Floor Plan

Typical Floor



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# Location

Maxim Park is situated next to Scotland's M8 motorway and is also easily accessible by the M73 and M74 motorways. This positions Maxim between Scotland's two largest cities; Glasgow and Edinburgh.

With a central location and excellent road, rail and air links, Maxim is at the core of one of Scotland's largest recruitment catchments with over 30% of the national population within easy reach. The Maxim catchment covers a significant area of Glasgow and in turn offers an attractive commute and shorter journey times for employees and visitors.



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