

MC²

Maxim 4

Parklands Avenue
Maxim Park
Eurocentral ML1 4WJ



The building has an impressive south-facing colonnade, which connects with the park gardens.

Type	To Let
Size	4,058 sq ft
Rent	£18.50 per sq ft

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0141 266 0717

Description

Maxim 4 has impressive open plan floors and a full-length central atrium, which means that the bright office space is very flexible and allows occupiers to sub divide as necessary.

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Specification

- Sustainability rated as 'Very Good' by BREEAM
- '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 282 sq ft)
- Additional parking available
- All electric



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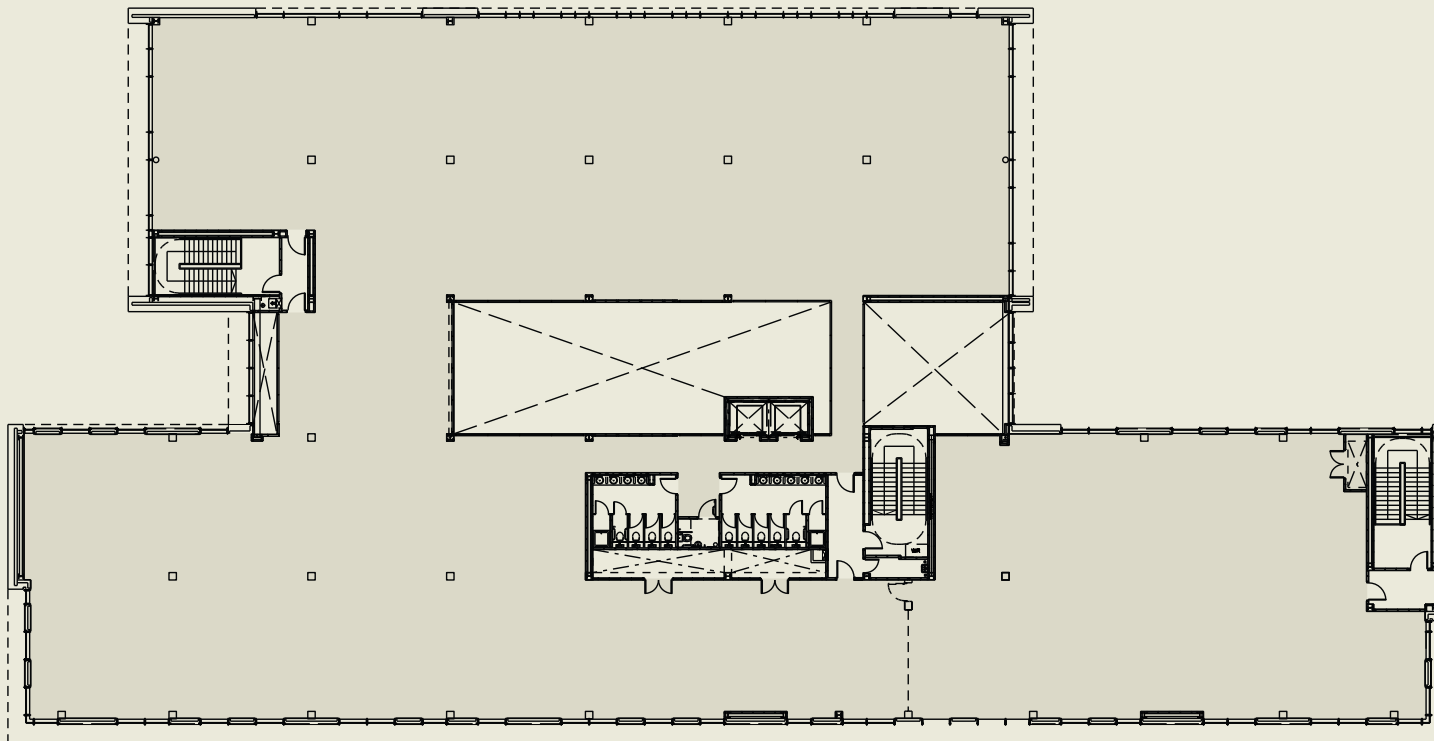
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Accommodation

Floor	Size	Status
3rd	4,058 sq ft	Available
2nd	17,852 sq ft	Let
1st	17,429 sq ft	Let
Ground	16,775 sq ft	Let

Floor Plan

3rd 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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