

# MC<sup>2</sup>

## Maxim 7

Parklands Avenue  
Maxim Park  
Eurocentral ML1 4WQ



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Situated next to our impressive central gardens, Maxim 7 offers views over landscaped lawns and even a putting green.

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Type	To Let
Size	2,535 - 5,863 sq ft
Rent	£17.50 per sq ft

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[mc2-offices.com](http://mc2-offices.com)

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0141 266 0717

# Description

Maxim 7 provides a range of open and sub divisible floors with office suites from 2,535 sq ft, which can be combined to meet occupier requirements.

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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 277 sq ft)



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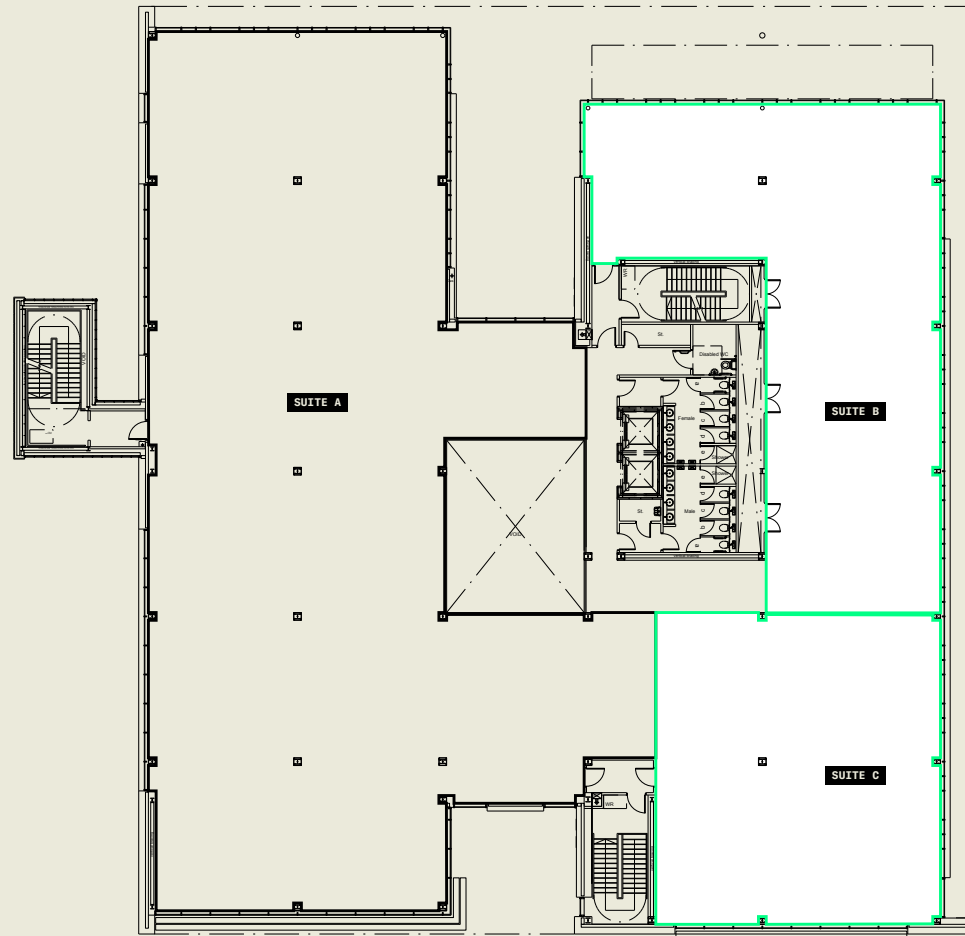
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# Accommodation

Floor	Suite	Size	Status
3rd	A	8,917 Sq Ft	Let
3rd	B	3,328 sq ft	Available
3rd	C	2,535 sq ft	Available
2nd	-	14,971 sq ft	Let
1st	-	14,618 sq ft	Let
Ground		13,908 sq ft	Let

# 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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The logo for MC², featuring the letters 'MC' in a bold, black, sans-serif font, followed by a superscripted '2'.

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