



## Maxim 5

Parklands Avenue  
Maxim Park  
Eurocentral ML1 4WJ



Offering outstanding motorway frontage, Maxim 5 is one of the largest available office buildings in the UK, making it the ideal place to grow your business.

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Type	To Let (May Sell)
Size	13,154 - 187,206 sq ft
Rent	£18.50 per sq ft

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# Description

Its colonnade and solar shading louvres offer a very pleasant walk to the front of the building, while a full height atrium and glazed roof entrance ensure a bright, spacious and welcoming interior.

The building has been designed with sub-divisible floor plates and offers flexible office layouts.

# MC<sup>2</sup>

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# Specification

- Sustainability rated as 'Very Good' by BREEAM
- 'B' EPC rating
- Exceptional atria and entrance areas
- 6 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 264 sq ft)
- Additional parking available



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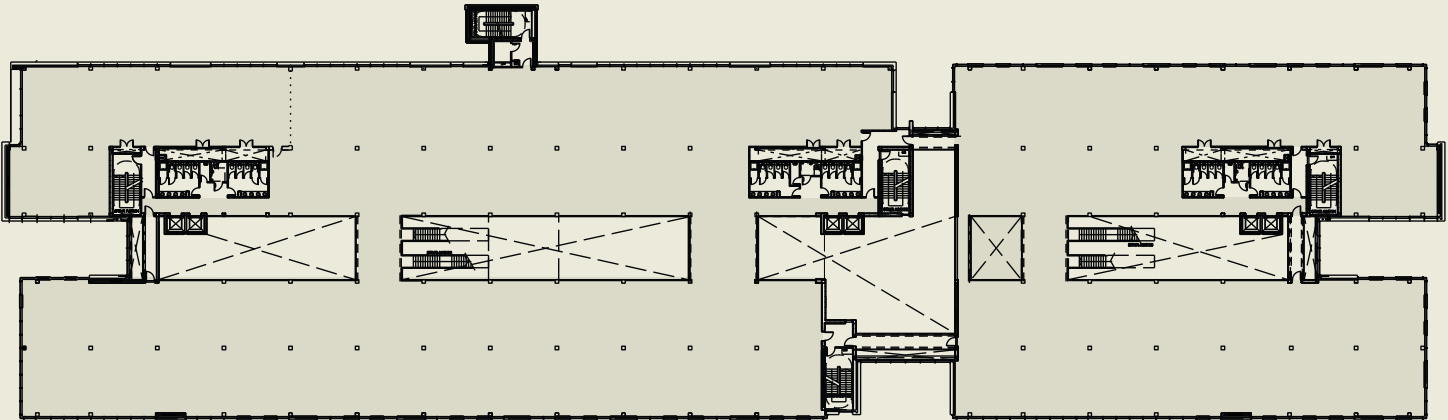
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# Accommodation

Floor	Size	Status
3rd	47,339 sq ft	Available
2nd	47,657 sq ft	Available
1st	47,549 sq ft	Available
Ground	44,661 sq ft	Available

# Floor Plan

2nd 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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