

—BUCHANAN GATE STEPPS GLASGOW

OFFICES

—

SQUARESTONEGROWTH





IDEALLY PLACED FOR BUSINESS

Buchanan Gate Business Park is situated adjacent to Junction 3 of the M80 motorway, providing excellent links to Glasgow City Centre via the M8 motorway and beyond to both M73 and M74 motorways. Stepps Railway Station is a short walk away and benefits from regular connections to Glasgow Queen Street and Edinburgh Waverley Railway Stations.

Local amenities include a Brewers Fayre, Bannatynes Health Club and various sandwich / coffee shops on Cumbernauld Road.



Journey Times to Glasgow City Centre:



12 Minutes



15 Minutes



12 Minutes



HOME TO 24 BUSINESSES

KEY

1. BUILDING 2 (TO LET)
2. BAM
3. SCOTTISH WATER
4. BUILDING 7 (TO LET)
5. PREMIER INN
6. UPA
7. TUNDERMAN
8. STEPPS STATION
9. BANNATYNE HEALTH CLUBS
10. BREWERS FAYRE
11. ADDITIONAL CAR PARKING

 STEPPS STATION

Bannatyne health clubs



A80



BUILDING 2 (TO LET)

- Galliford Try Infrastructure Limited
- SSE Services Limited
- Amey/Black & Veatch



BUILDING 7 (TO LET)

- BDW Trading Limited (Barratt Homes)



ADDITIONAL CAR PARKING



ENJOY OPEN PLAN,
BRIGHT INSPIRING
SPACE – WHERE IDEAS
COME TO LIFE.

THE PARK

The park comprises 190,000 sq ft of modern office space, including the 70,000 sq ft Scottish Water HQ that has attracted a number of high profile occupiers including BAM, Scottish Water and Barratt Homes. Located in Stepps, the established business park has excellent transport links and local amenities, while being perfectly situated for accessing all three major central belt cities; Glasgow, Stirling and Edinburgh.

The suites are accessed via a large modern glazed reception and provide high quality, refurbished open plan accommodation.

The refurbished open plan suites benefit from air cooling, raised access flooring, suspended ceilings and LED lighting.

- 190,000 sq ft park on a prominent business park in Stepps
- Comprises 5 modern office pavilions and vacant land currently being used as overspill car park
- Scottish Water 70,000 sq ft HQ
- Car parking ratio of upto 1:178 (including overflow car park)
- Tenants include Scottish Water, BAM, Barratt Homes, ISG, SSE and Amey, Black and Veatch.

**THE PARK, GLASGOW:
FLEXIBLE, ACCESSIBLE,
DELIVERABLE.**



— KEY FEATURES

07



FIBRE INTERNET



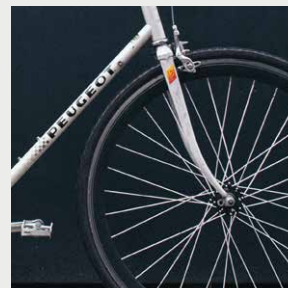
LED LIGHTING



AIR-CONDITIONING



**LANDSCAPED
GARDENS**



CYCLE STORAGE



**CCTV
MONITORING**



**EXTENSIVE
CAR PARKING**

THE BUILDINGS

SPECIFICATION

- VRV air conditioning
- Suspended ceiling
- LED lighting
- Raised access flooring with new carpet tiles
- 2.7m clear floor to ceiling height
- 1x passenger lift
- Dedicated car parking spaces
- Full disabled access
- Fibre optic connectivity
- Male, female and disabled toilets on each floor
- Shower facilities

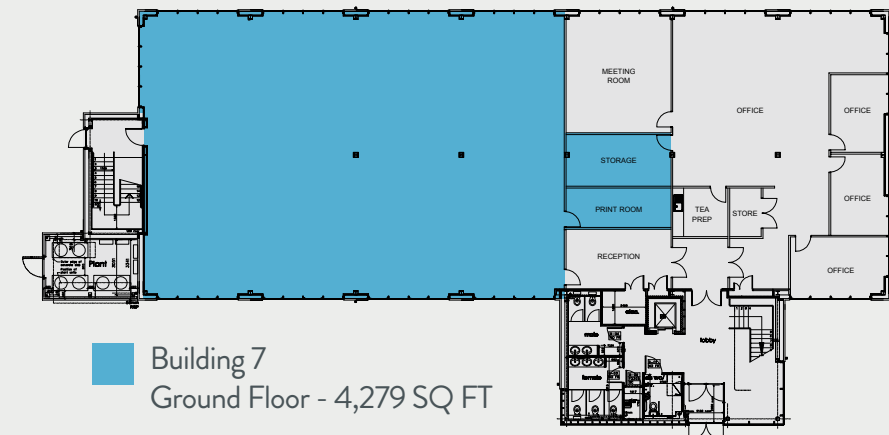
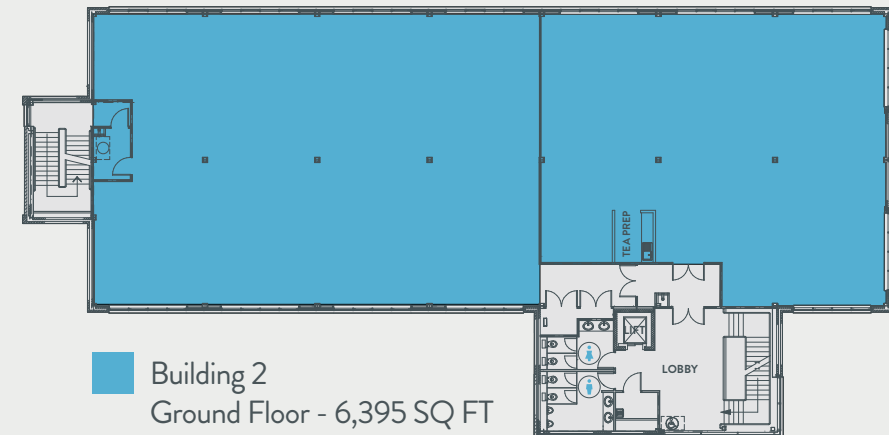
EPC RATING

The buildings are assessed to have an EPC Rating of D.

CAR PARKING

Car parking ratio of upto 1:178. Paid parking is also available adjacent to the buildings at a cost of £4 all day.

BUILDING	SIZE SQ FT	SIZE SQ M
BUILDING 2 (FIRST FLOOR)	2,694	250.3
BUILDING 2 (GROUND FLOOR)	6,395	594.1
BUILDING 7 (GROUND FLOOR)	4,279	397.5
	13,368	1,242.9



VIEWING AND FURTHER INFORMATION

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