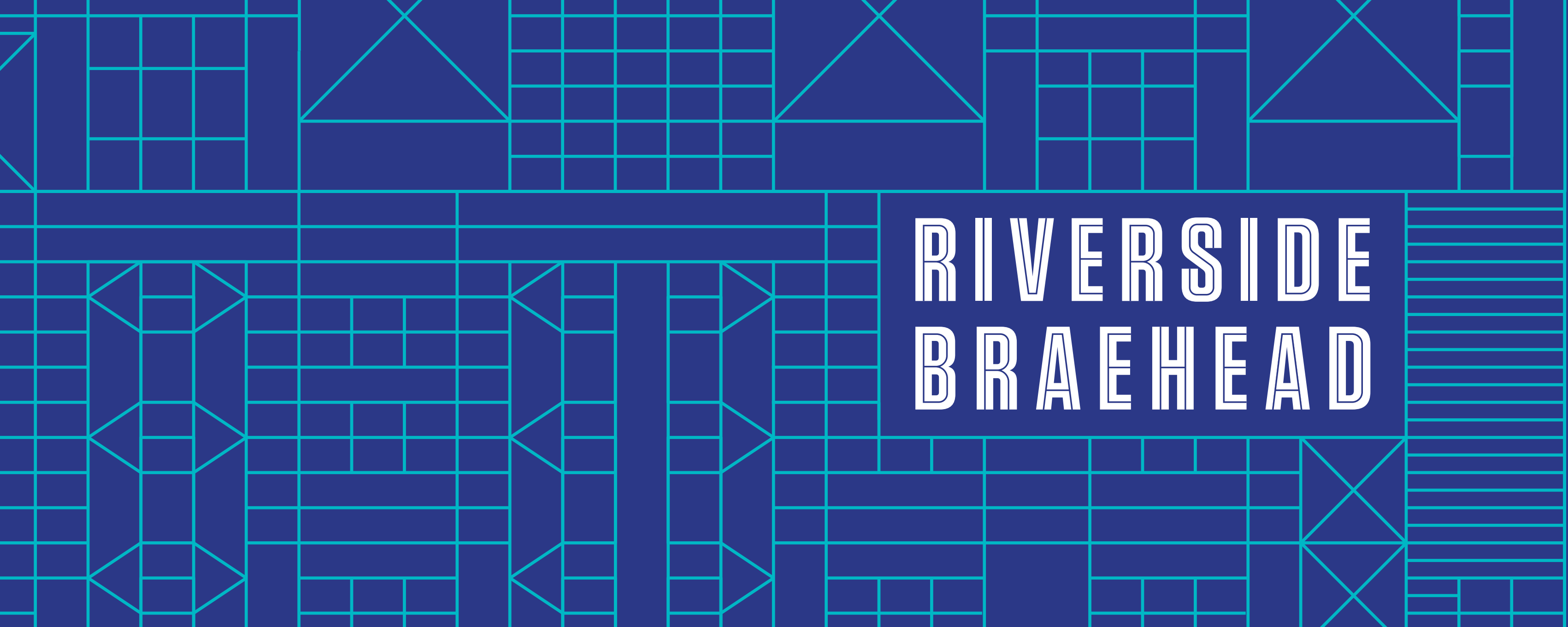




RIVERSIDE BRAEHEAD

A BUSINESS POINT OF VIEW



Located on the banks of the iconic River Clyde, Riverside Braehead is a modern and dynamic space that has everything you need to take your business to the next level; excellent transport links, generous parking, flexible office configurations and a wealth of amenities right on your doorstep. Visit us today to see how your business can benefit from this exciting opportunity.



FLEXIBILITY

A BUSINESS SPACE THAT WORKS AROUND YOU

Our flexible, modern work spaces have been designed to work around you and your unique business needs.

With vibrant open plan designs which are available in a range of sizes, you can configure the space however you like whilst enjoying benefits such as gas central heating, double-glazed windows, suspended ceilings with LG3 compliant lighting and fully-accessible raised floors. Each floor also has a passenger lift and fully-accessible bathrooms, with shower facilities on site.

In addition, you can expect total peace of mind thanks to external CCTV, a building alarm system and an on-site concierge.

For a full list of building specifications please see page 9.



EASE OF ACCESS



ALL ROADS LEAD TO RIVERSIDE BRAEHEAD

Whether you're driving in, bussing in or even flying in – getting to Riverside Braehead couldn't be easier.

Our location on Kings Inch Road means you benefit from a direct link to the M8 Motorway via the Braehead interchange at Junction 25a and Junction 26, a dedicated bus station and enviable commuting times to both the city centre and Glasgow International Airport.

In addition, intu Braehead, Soar and a local park are all in your immediate vicinity, giving you access to a host of shopping, dining and leisure opportunities. There are also two national hotel chains nearby including a Travelodge immediately adjacent.



BY CAR

Riverside Braehead is not only close to the M8, which connects Glasgow and Edinburgh, but it also offers quick and easy access to Glasgow City Centre, Glasgow International Airport and the M74 Motorway.

Location Distance Time

Glasgow City Centre	6.8 miles	14 mins
Glasgow Airport	4.7 miles	10 mins
Paisley	3.5 miles	11 mins
Edinburgh	51 miles	60 mins



BY PUBLIC TRANSPORT

Our property benefits from a number of bus routes passing along Kings Inch Road with direct services to many locations, including Glasgow City Centre, Paisley, Renfrew, Erskine and Glasgow International Airport. There is also a dedicated bus station with over 820 buses passing through every day.

For those who choose to bike in, there are external bike racks available.



BY PLANE

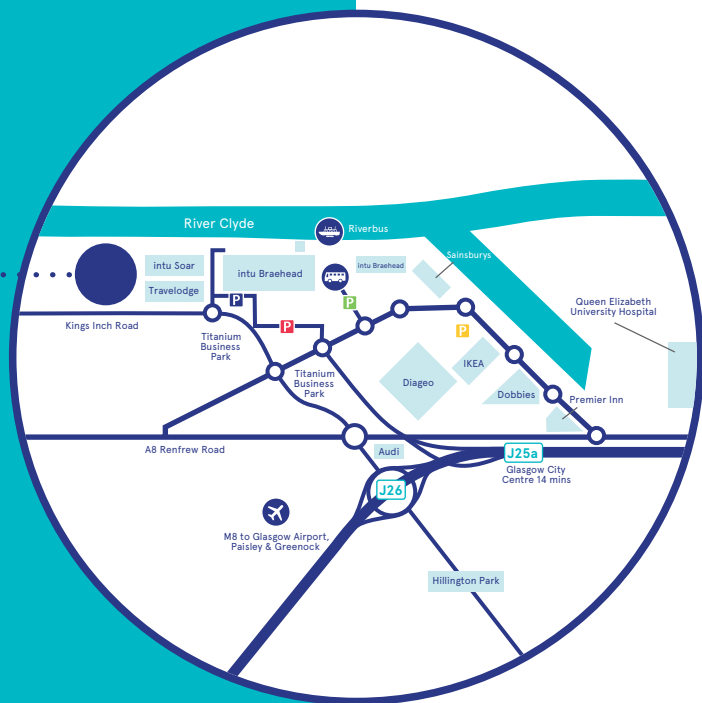
Riverside Braehead is a quick 10-minute drive to Glasgow Airport, with daily flights out to Amsterdam, Dubai, Dublin, London and more unlocking a wider audience for your business.



IN GOOD COMPANY



RIVERSIDE BRAEHEAD



MEET THE NEIGHBOURS

Built just 11 years ago as part of the highly successful Renfrew regeneration project Braehead has become a thriving business destination with an impressive list of resident companies. These include:

AMCS Group
Arnold Clark
Audi
Campbell Dallas
Ceridian Centrefile
Diageo
Ducati
GAP Group
Harley Davidson
Infiniti
Jaguar
LLP
Peter Vardy
Piscel
Porcelanosa
Porsche
Taggarts Volvo
West Coast



RELAX

TAKE A BREAK

Make the most of your lunch break with a little retail therapy at intu Braehead with over 150 stores and outlets to choose from filled with all your favourite brands. Treat yourself to an after-work meal together with friends and colleagues with 30 restaurants and eateries at intu Braehead and Soar.

You'll be spoiled for choice with a range of leisure destinations on your doorstep; whether you're hitting the slopes at SnowFactor, chilling with the latest blockbuster at Odeon or scaling the walls at Climbzone – there is something for everyone to enjoy at Soar.



For more information about what's on offer at intu Braehead and Soar visit [intu.co.uk/braehead](https://www.intu.co.uk/braehead)

BUILDING SPECIFICATION



Fully accessible raised floors



Suspended ceilings with LG3 compliant lighting



Gas fired central heating system with perimeter radiators



Fully DDA compliant with a high speed passenger lift



Provision to fit comfort cooling



Open plan flexible floor plates



External CCTV and concierge

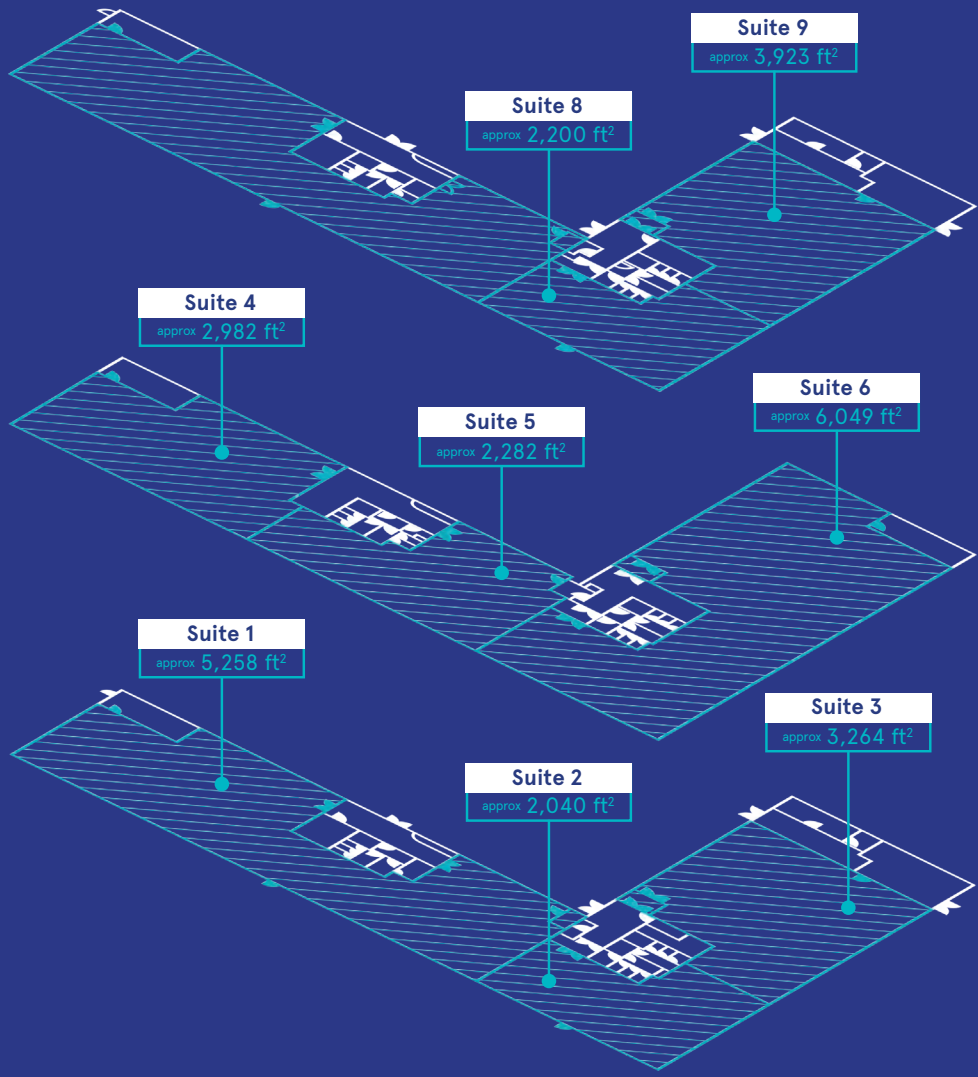


EPC's available on request

	ft ² (approx)	m ² (approx)
2	6,123	568.85
1	11,313	1,051
G	10,562	981
Total	27,998	2,601

FLOOR AREAS

Riverside Braehead has suites available from 2,040 ft² offering maximum flexibility. The property can be configured to cater for requirements of up to 10,562 ft² on a single floor plate with the ability to sub divide suites dependent on specific occupier requirements.





FIND OUT MORE

To find out more about our competitive leasing agreements or to arrange a viewing, please contact:

Aasia F Mohammad

33 Bothwell Street, Glasgow, G2 6NL

Direct: 0141 226 6786

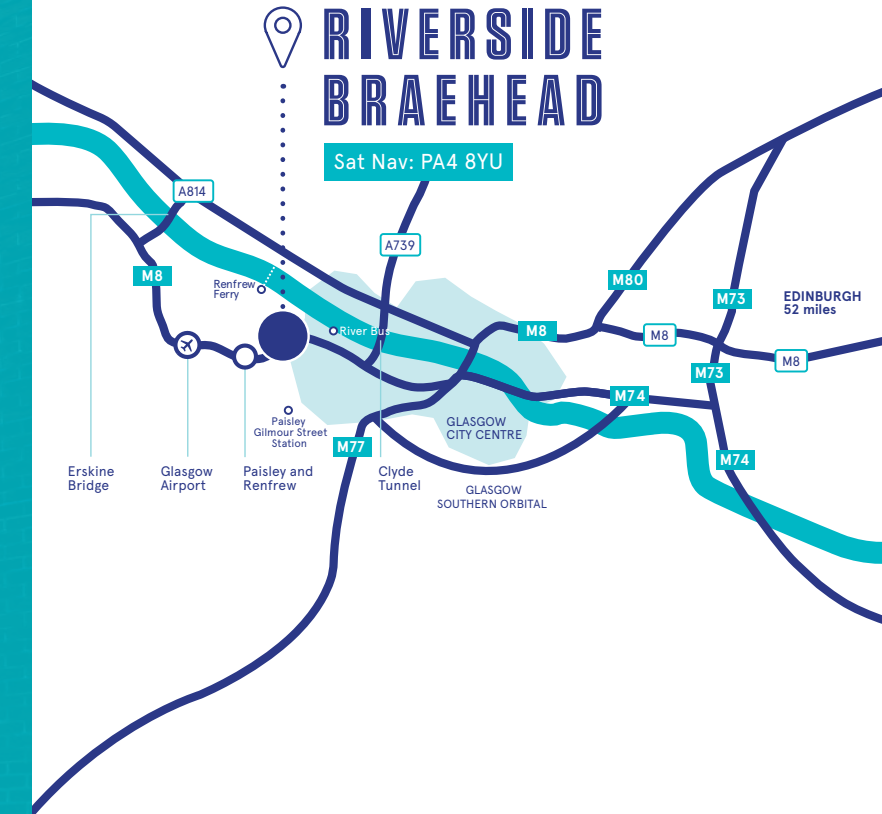
Email: AMohammad@Ish.co.uk

Ruairidh Carmichael

33 Bothwell Street, Glasgow, G2 6NL

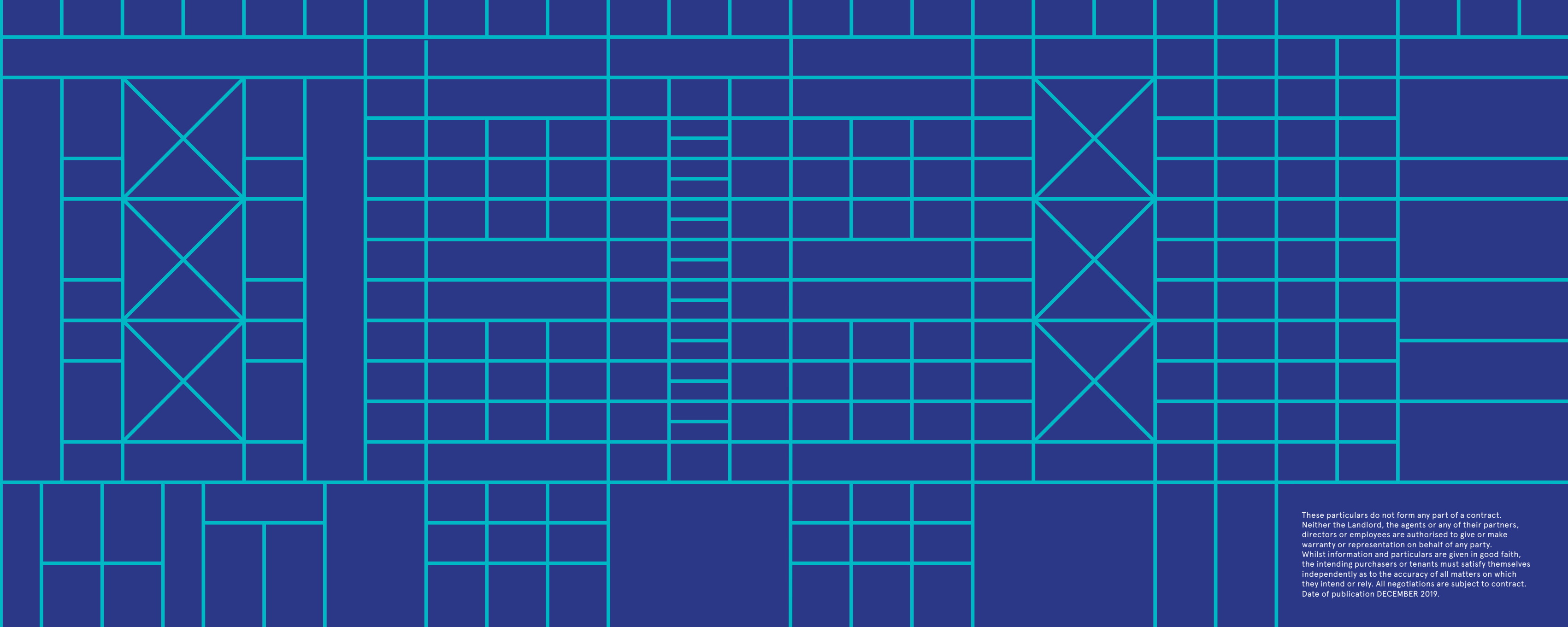
Direct: 0141 648 1614

Email: RCarmichael@Ish.co.uk



**Lambert
Smith
Hampton**





These particulars do not form any part of a contract.
Neither the Landlord, the agents or any of their partners,
directors or employees are authorised to give or make
warranty or representation on behalf of any party.
Whilst information and particulars are given in good faith,
the intending purchasers or tenants must satisfy themselves
independently as to the accuracy of all matters on which
they intend or rely. All negotiations are subject to contract.
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