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# Maxim 10 Maxim Park

Maxim Park  
Eurocentral ML1 4WQ



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Situated next to our impressive central gardens, Maxim 10 offers views over landscaped lawns and even a putting green.

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**Type** To Let

**Size** 6,405 to 15,061 sq ft

**Rent** £15.50 per sq ft

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# Description

Maxim 10 provides a range of open and sub divisible floors with office suites from 6,000 sq ft, which can be combined to meet occupier requirements.



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# Specification

- On-site security: Yes
- BREEAM Rating: Very Good
- Number of Passenger lifts: 2
- Ceiling: Suspended Ceiling
- Air conditioning: Yes
- Lighting Type: LED
- 24 hour access: Yes
- Parking Comments: 1:277 sq
- Gatehouse: Yes
- Parking ratio: 1 space per 277 sq ft
- Full Access Raised floors: Yes
- Ceiling Height (m): 2.9
- Excellent natural light: Yes
- EV Charging Points: Yes
- Showers: Yes



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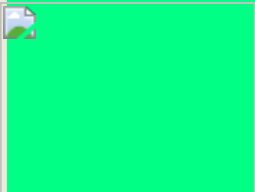
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# Accommodation

| Name          | sq ft         | sq m            | Availability |
|---------------|---------------|-----------------|--------------|
| 3rd - East    | 8,656         | 804.17          | Available    |
| 3rd - West    | 6,350         | 589.93          | Let          |
| 2nd           | 15,160        | 1,408.41        | Let          |
| 1st           | 14,626        | 1,358.80        | Let          |
| Ground - East | 7,265         | 674.94          | Let          |
| Ground - West | 6,405         | 595.04          | Available    |
| <b>Total</b>  | <b>58,462</b> | <b>5,431.29</b> |              |



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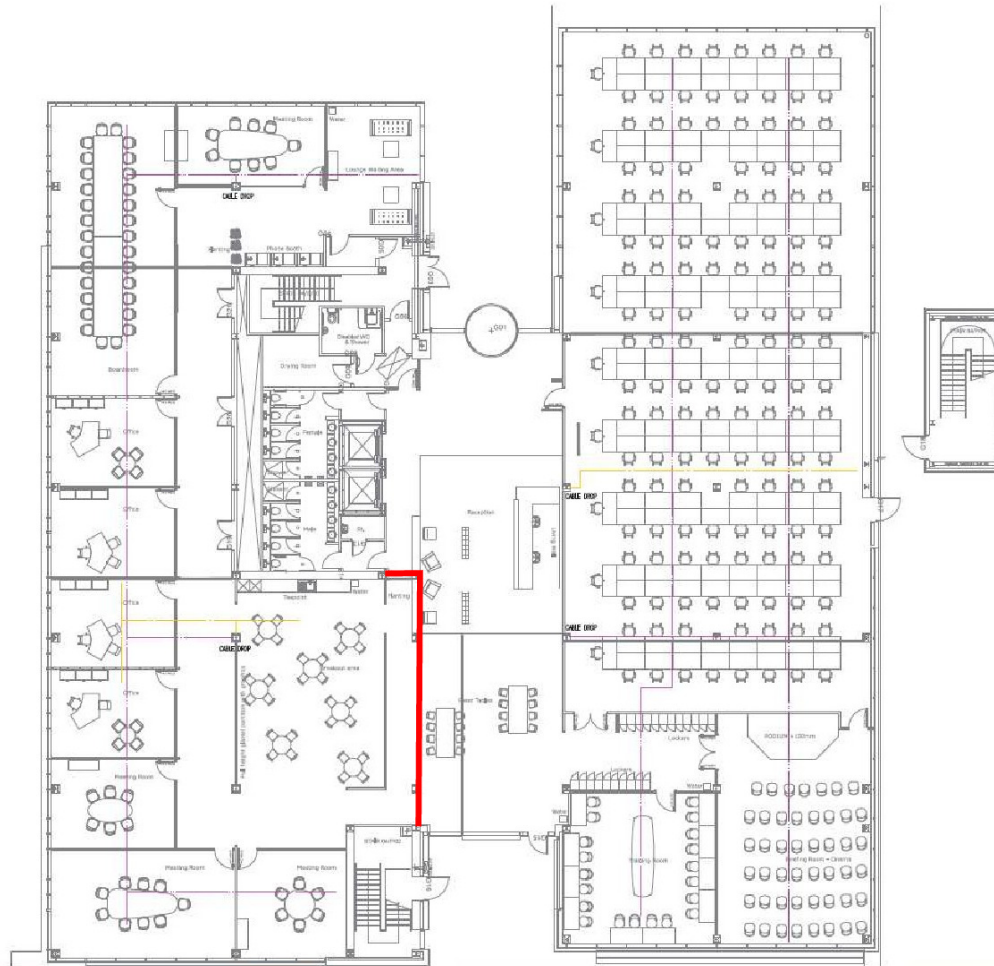
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# Floor Plan

Maxim 10 Level 0 West Floor Plan 2725.pdf

Maxim 10 Level 0 West



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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.



Whifflet Station - 2.8 miles  
Holytown Station - 3.4 miles  
Bellshill Station - 4 miles  
Coatbridge Central - 3.7 miles



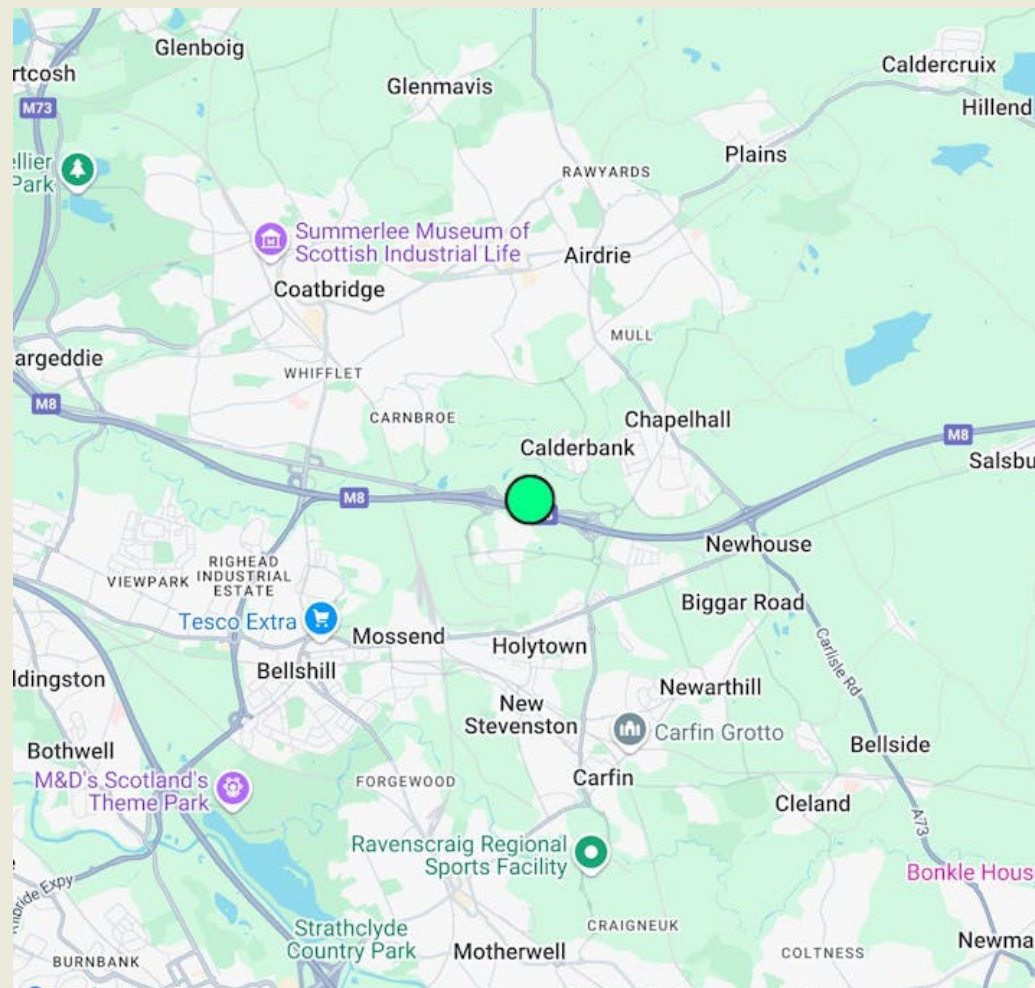
Edinburgh Airport - 27.6 miles  
Glasgow Airport - 20.4 miles



Glasgow Fort - 10 mins drive



Access to J7 / M8



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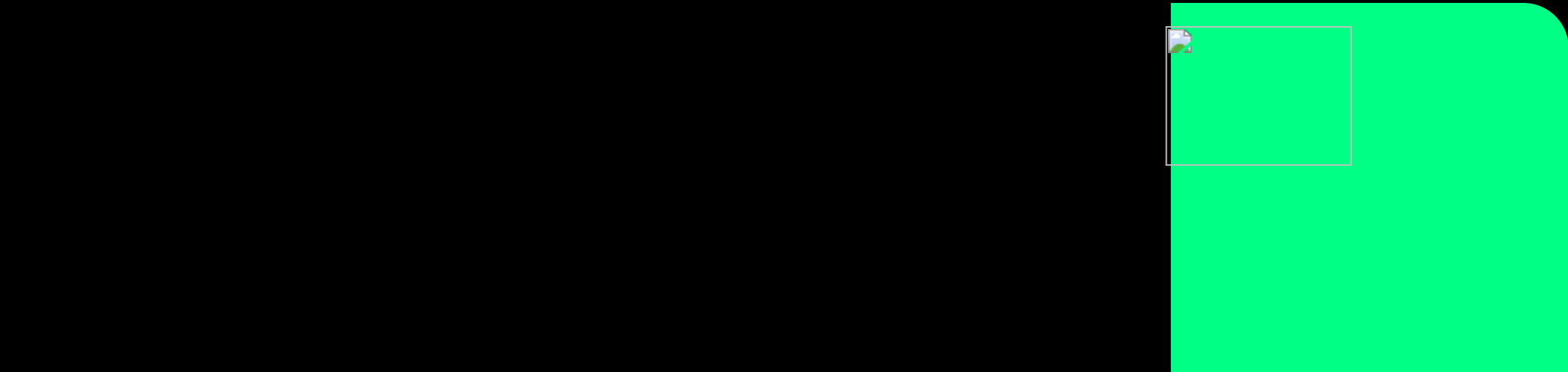
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