

## Maxim 1

Maxim 1  
Maxim Park  
Eurocentral ML1 4WR



---

Maxim 1 occupies a prime position at the park's entrance, directly opposite the Dakota Hotel and the park's amenity hub.

---

**Type** To Let

**Size** 4,668 to 27,859 sq ft

**Rent** £18.50 per sq ft

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# Description

This central location means you'll benefit from close proximity to our retail, leisure and exhibition spaces.

The building's design maximises views to the East, while its slightly elevated position offers panoramic views to the West.



# MC<sup>2</sup>

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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 282 sq ft)



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# Accommodation

Name	sq ft	Rent	Availability
3rd - North	8,775	£18.50 /sq ft	Available
3rd - South	9,723	£18.50 /sq ft	Available
2nd - North East	4,668	£18.50 /sq ft	Available
Ground - North East	4,693	£18.50 /sq ft	Available
<b>Total</b>	<b>27,859</b>		

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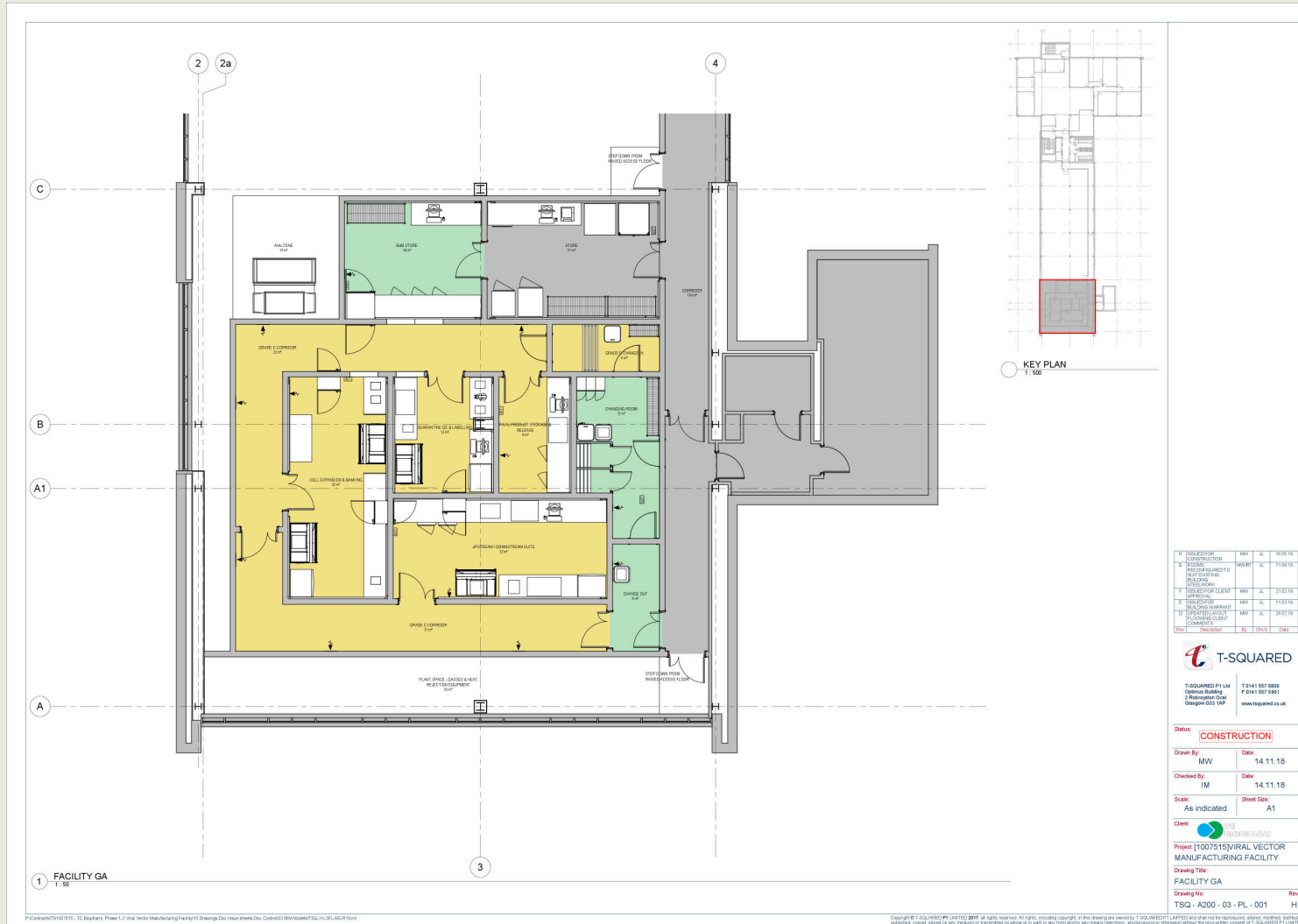
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# Floor Plan

# MC<sup>2</sup>

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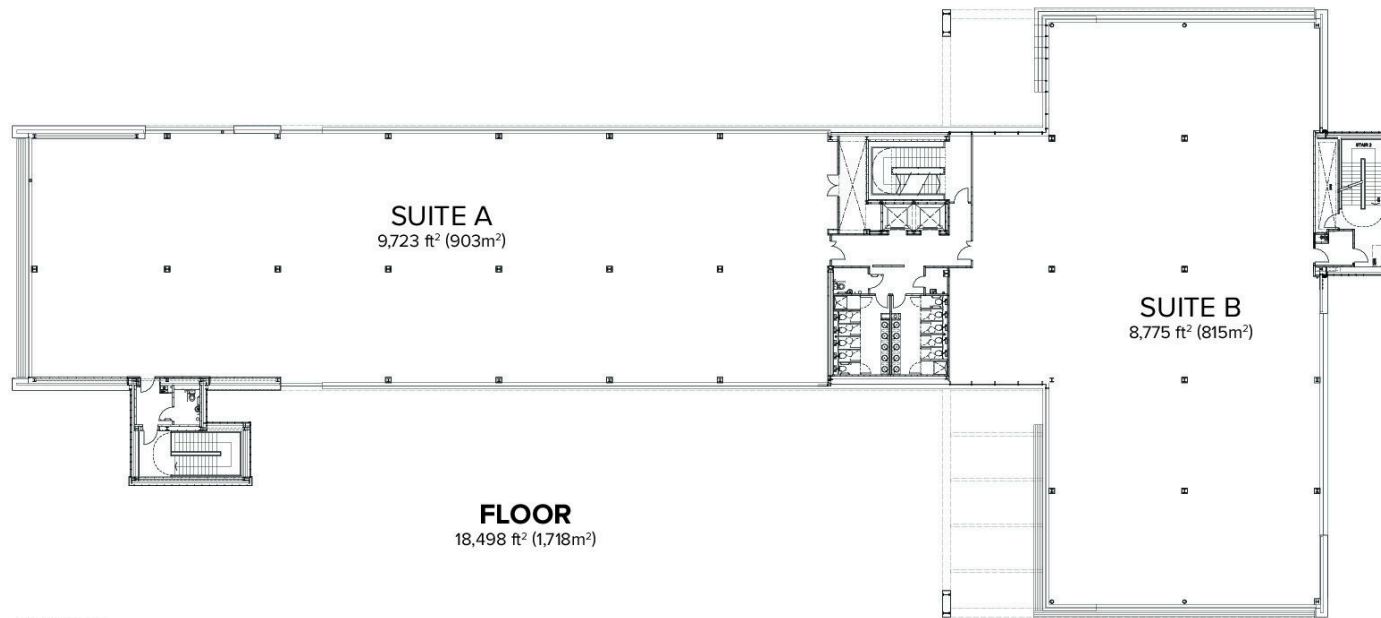
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# Floor Plan

## MAXIM 1



FLOOR 3  
PLAN NOT TO SCALE



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Figured dimensions only are to be taken from this drawing. All dimensions are approximate and are to be checked on site.

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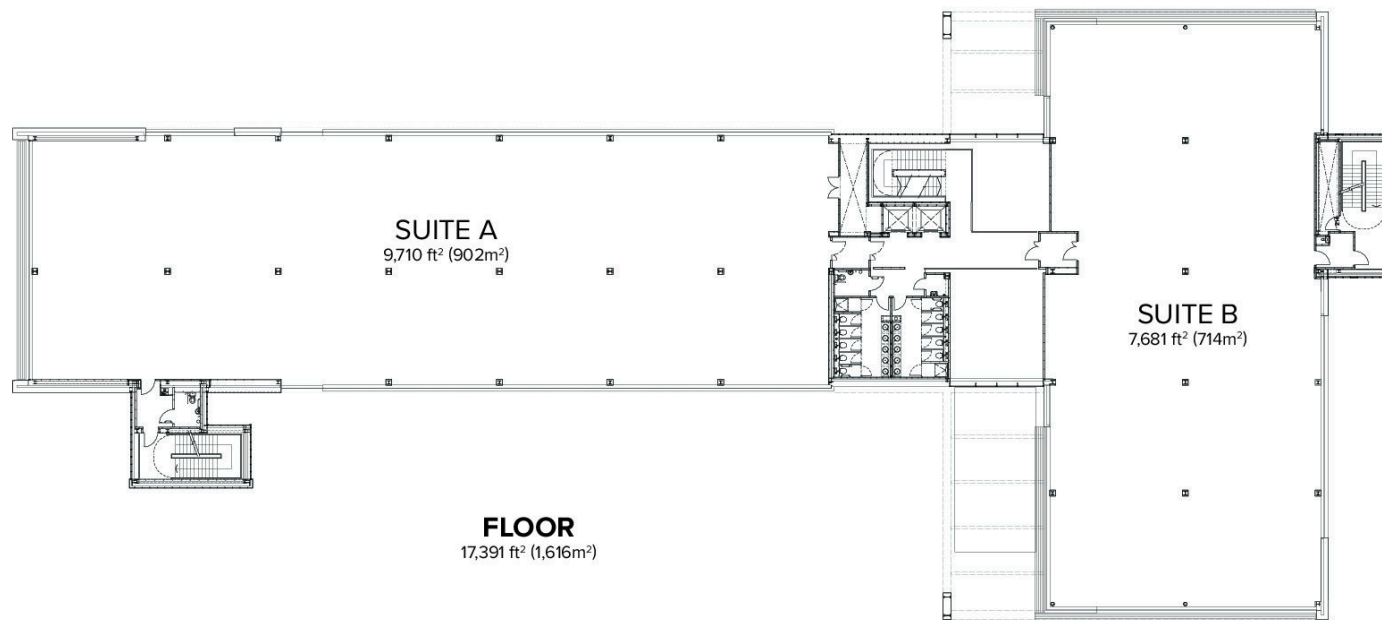
Rent £18.50 per sq ft

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# Floor Plan

## MAXIM 1



FLOOR 2  
PLAN NOT TO SCALE



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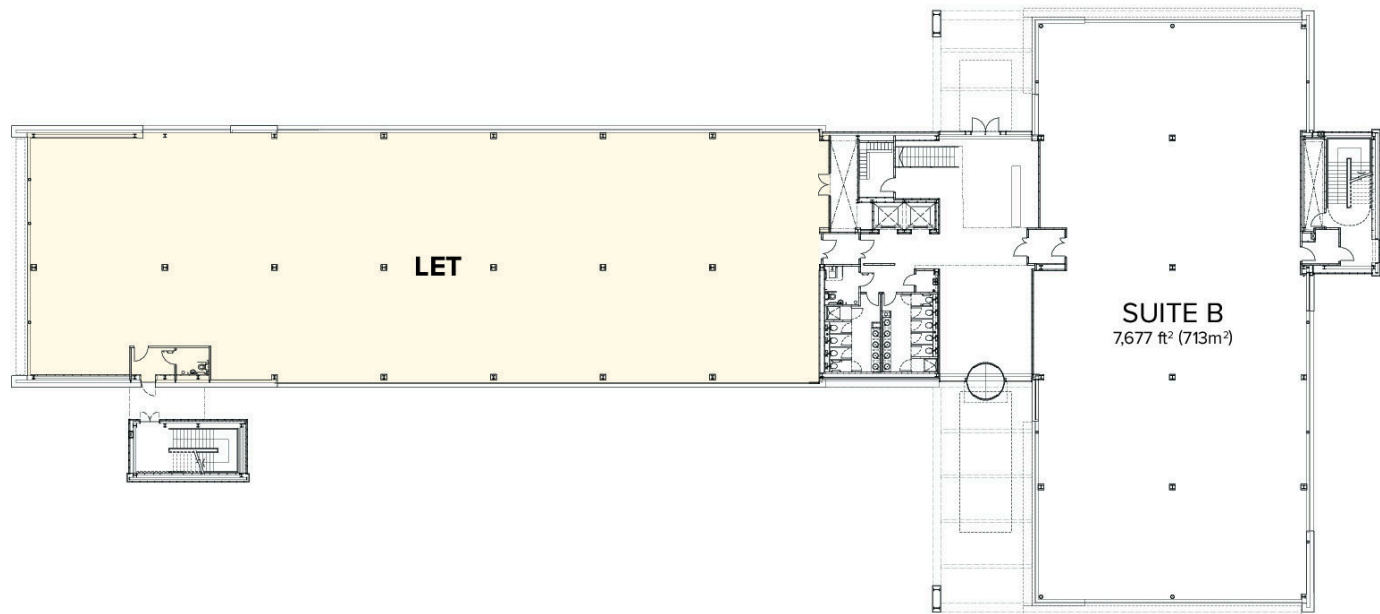
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# Floor Plan

## MAXIM 1



GROUND FLOOR  
PLAN NOT TO SCALE



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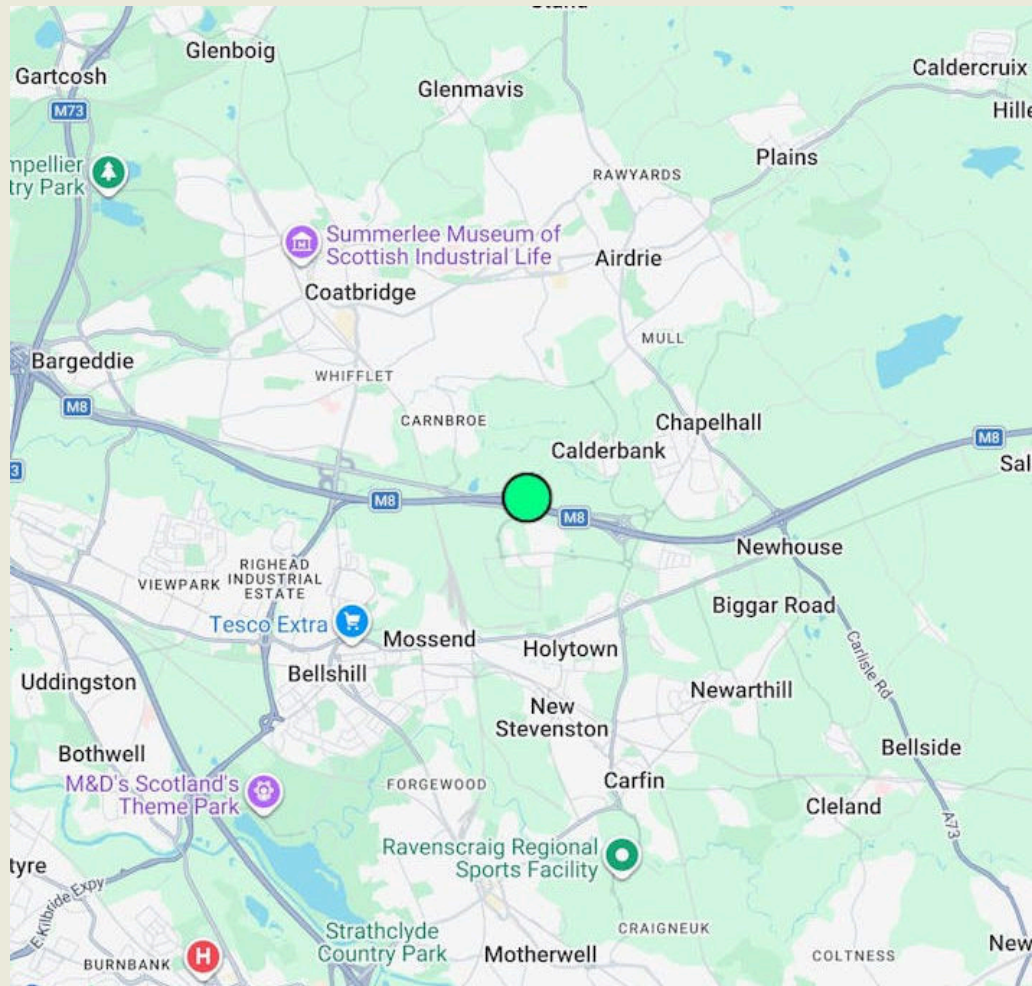
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# Location

Just 20 minutes away from Glasgow and 40 minutes from Edinburgh, Maxim Park is easily accessible by the M8, M73 and M74 motorways, ensuring all that Scotland has to offer is close at hand.



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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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