

MAXIM

4

maxim
OFFICE PARK
EUROCENTRAL

Maxim 4 has impressive open plan floors and a full-length central atrium, which means that the bright office space is very flexible and allows occupiers to sub divide as necessary.

SUITES FROM 1,776 FT² TO 9,723 FT²

Incorporating a striking glazed roof, Maxim 4's full height atrium is bathed in light.

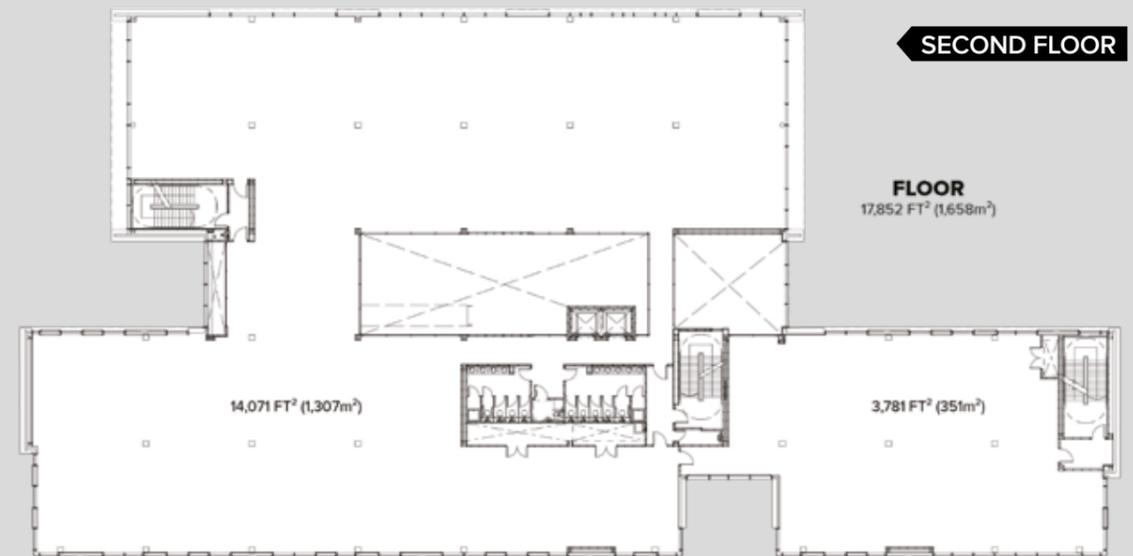
As with all of the Maxim buildings, flexibility has been carefully considered with the atrium able to be accessed from three separate points.

The building has an impressive South-facing colonnade, which connects with the park gardens. In addition to this, with its close proximity to the M8, Maxim 4 also offers a considerable opportunity for you as a potential tenant to create some prominent branding for your business.

AVAILABILITY

	Floor
Third	18,335
Second	17,852
First	17,429
Ground	16,775
Total (FT²)	70,391

TYPICAL FLOOR



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 FT²)
- > Additional parking available

Available on **flexible terms** with an attractive financial package.

MAXIM 4



Glasgow Airport

M8
Glasgow
12 miles

Coatbridge
Sunnyside

Airdrie

Coatbridge
Central

Whifflet Station

Drumgelloch
Station

Edinburgh Airport

M8
Edinburgh
33 miles

Livingston

maxim
OFFICE PARK

Bellshill

Holytown

Carfin Station

Motherwell

Hamilton

For Maxim take **J7** from Glasgow
and **J6 (A8)** from Edinburgh

LOCATION



THE PARK

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MaximScotland Maxim Office Park

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