

MAXIM 4



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UP TO 70,391 FT² (6,539 M²)

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.



SPECIFICATION

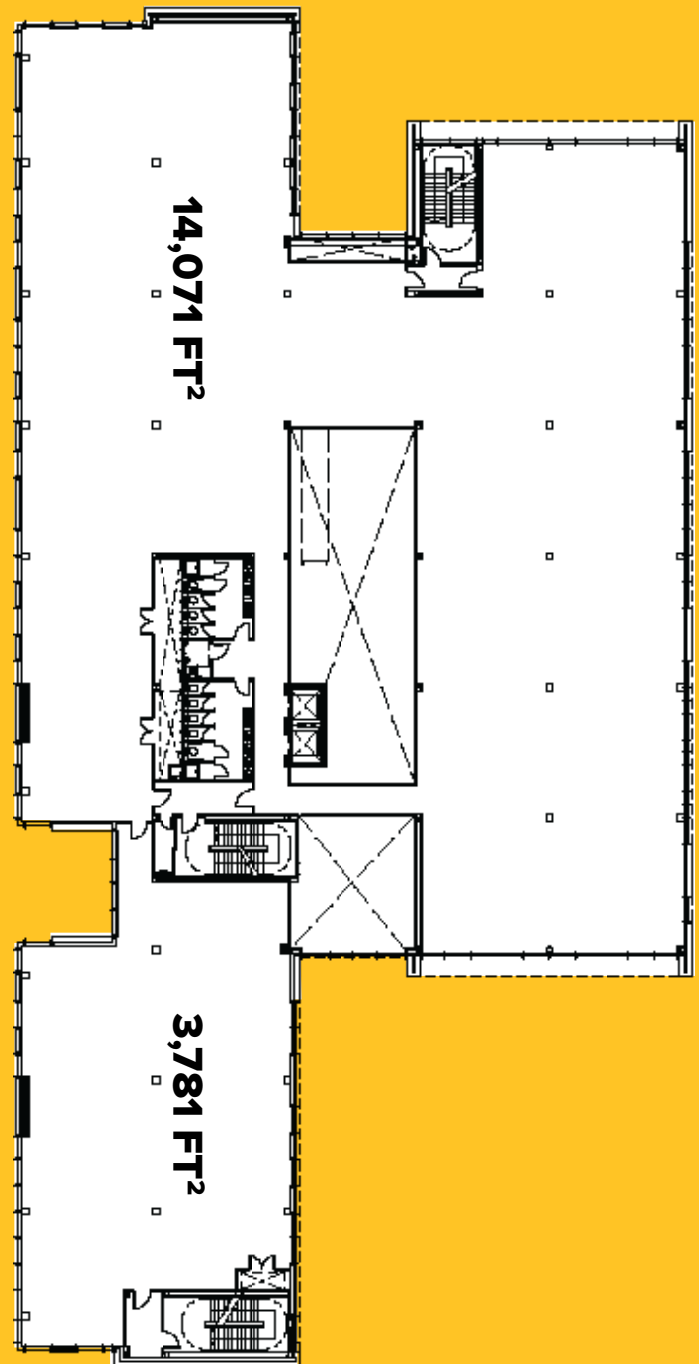
- Sustainability rated as “Very Good” by BREEAM
- “B” EPC Rating
- Exceptional full height entrance atrium
- 2 express 10-person passenger lifts
- High quality toilet facilities and showers on each floors
- Full access raised floor with 200mm void
- Key dimensions – 1.5m planning modules and 2.9m finished floor-to-ceiling height
- VRF comfort cooling and heating
- Generous car parking provision (1 space per 290 ft²)
- Additional parking available

Available on flexible terms with an attractive financial package.

MAXIM 4	AVAILABILITY
	Floor
Ground	16,775
First	17,429
Second	17,852
Third	18,335
Total (FT²)	70,391

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.

TYPICAL FLOOR



SECOND FLOOR

LOCATION



maxim
OFFICE PARK

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Parklands Avenue, Eurocentral, ML1 4WQ
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