



# GLASGOW

BUSINESS PARK



MODERN OFFICE PAVILIONS  
WITH GENEROUS PARKING



GLASGOW BUSINESS PARK  
341 Springhill Parkway, G69 6GA

**TO LET**

**2,891 SQ FT**



### LOCATION

Glasgow Business Park has a high profile and accessible location adjacent to the M8 motorway approximately 6 miles east of Glasgow City Centre.

Glasgow's Premier Business Park enjoys access from Junctions 8, 9 & 10 of the M8 motorway giving easy access to the national Motorway network.

Excellent shopping and leisure facilities are provided by the nearby Fort Shopping Centre. Public transport links are closeby with Easterhouse Train Station and local bus services within 10 minutes walk.

### SPECIFICATION

Pavilion 5 provides a 2 storey standalone office building which will be extensively refurbished.

- Raised access floor
- Suspended ceiling with LED lighting
- Open plan floor plate
- Gas fired central heating
- Carpeted throughout
- Tea preparation area
- 14 dedicated car parking spaces
- Equality Act Compliant

### ACCOMMODATION

	sq ft	sq m
Ground Floor	2891	268

### TERMS

The accommodation is available on a Full Repairing and Insuring basis.

### RATEABLE VALUE

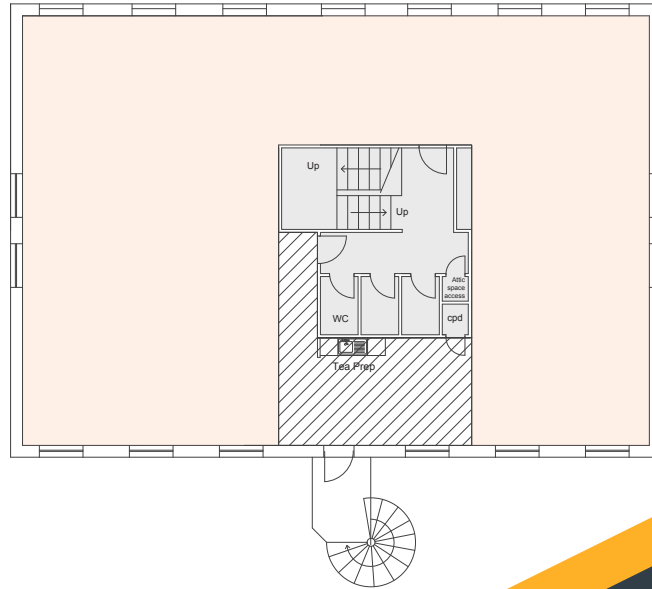
£24,000

### EPC

D

### VAT

All rents, premiums and service charges are quoted exclusive of vat.



For further information contact

**Ryden.co.uk**  
0141 204 3838

**Lambert  
Smith  
Hampton**  
0141 226 6777  
www.lsh.co.uk

Misrepresentation Act These particulars do not form any part of a contract. Neither the developer, the agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. MAY 2023