

# TO LET

Stepps, G33 6HZ

**bp**  
**buchanan park**  
[www.buchanan-park.co.uk](http://www.buchanan-park.co.uk)

A range of office sizes available to suit specific occupier requirements





8 mins walking distance



3 mins walking distance



2 mins walking distance



11 mins drive to Glasgow

## ThePark

Buchanan Park is located approximately 7 miles north east of Glasgow City Centre on the A80, which lies adjacent to the M8 motorway.

The M8 provides direct links to the M80 motorway, for access to Edinburgh, Stirling and Perth, and also the M74 extension link, the gateway to the south.

The park provides quality refurbished accommodation to meet all business needs within the Office Pavilions, Tower and Business Centre. On-site amenities include; a tenant's break out area with free wifi, costa coffee facilities and vending.

## Local Amenities

- Premier Inn
- Best Western Garfield House Hotel
- Bannatyne's Health and Fitness Club
- Brewers Fayre Restaurant
- Stepps Town Centre
- Stepps Train Station within 8 minutes of the park



# BusinessCentre

The Business Centre is located on the ground floor within the West Wing of the main building and offers ideal accommodation for small businesses that require presence in a central location.

- Dedicated entrance
- Shared kitchen facilities
- Small – medium size office space
- Short term licences available
- Ideal for small/start up businesses



# The Tower

This Landmark office tower provides refurbished, good quality open plan office accommodation over 9 floors with each floor offering approximately 2,300 sq ft.

- Open plan office accommodation
- Suspended ceilings incorporating LG3 lighting
- Fully carpeted
- Perimeter trunking
- Dedicated WC facilities
- DDA compliant
- Lift access

# FirstFloor

The First Floor provides approximately 20,000 sq ft of good quality, open plan, column free accommodation. It also benefits from the following specification:

- High quality dedicated reception area
- Open plan and/or cellular office accommodation
- Fully raised access floor
- Suspended ceiling with integrated modern lighting
- Fully carpeted
- Self contained with WC facilities
- DDA compliant
- Can be sub-divided



# Public Transport

Stepps Train Station is located approximately 0.5 miles from the park and provides swift and easy access to Queen Street Station which in turn provides links to the national rail network. In addition, there are a number of bus stops adjacent to the park and these serve Cumbernauld as well as Stepps and Glasgow City Centre. Stepps railway station is within an 8 minute walk from the park with frequent services to Glasgow City Centre.

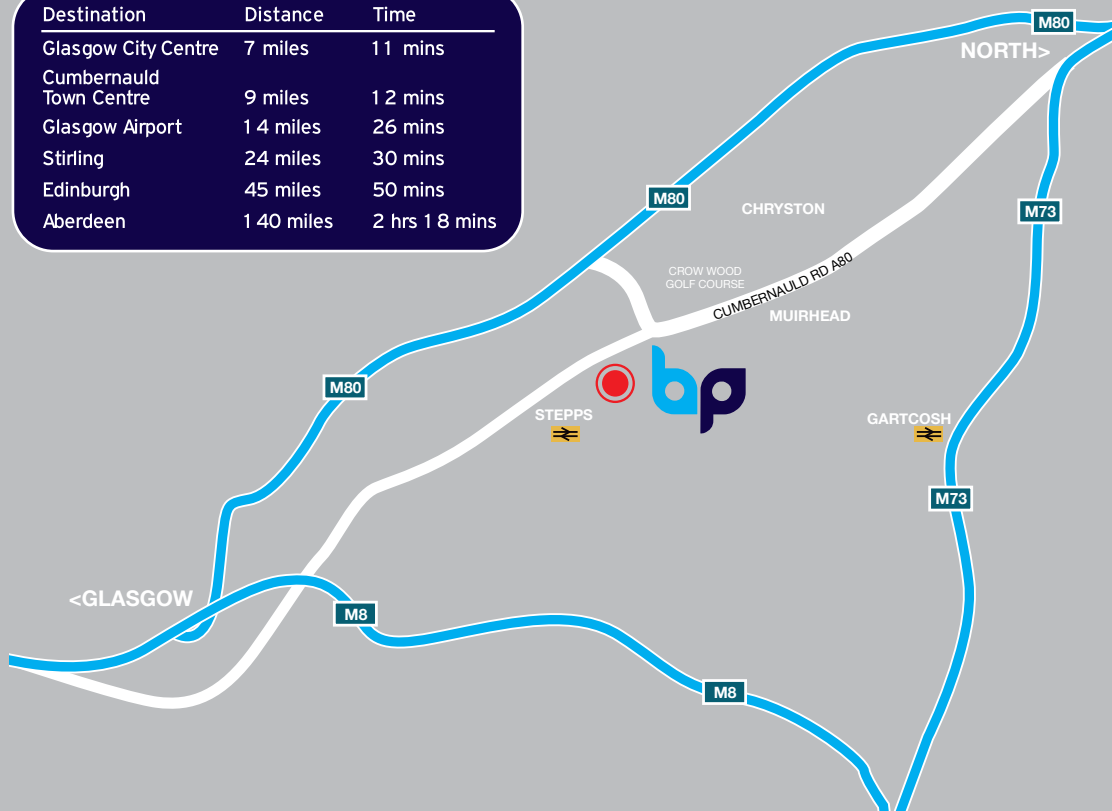
## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the Joint Letting Agents:



[www.buchanan-park.co.uk](http://www.buchanan-park.co.uk)

Destination	Distance	Time
Glasgow City Centre	7 miles	11 mins
Cumbernauld Town Centre	9 miles	12 mins
Glasgow Airport	14 miles	26 mins
Stirling	24 miles	30 mins
Edinburgh	45 miles	50 mins
Aberdeen	140 miles	2 hrs 18 mins



Sat Nav:  
G33 6HZ



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