

TO LET - OFFICE

# CITY PARK

368 Alexandra Parade, Glasgow, G31 3AU



## Key Highlights

- 1,380 to 92,848 sq ft
- Suspended ceilings with integrated lighting
- Excellent natural light
- On site security / full time reception staff
- Self contained male, female and disabled WC
- 300 - 500mm metal raised access floors
- Shared meeting rooms
- On site gym, nursery, shop, cafe and barbers

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## Description

The large open plan floorplates benefit from excellent natural daylight, along with suspended ceilings with integrated lighting.

City Park boasts a wide range of on-site amenities including a gym, nursery, café with outdoor terrace, convenience shop, ATM, on-site barber, full time reception staff, CCTV and 24 hour on-site security.

City Park is a landmark building on the edge of Glasgow City Centre close to the M8 Motorway.

## Location

The location offers excellent transport links to and from Glasgow City Centre which is approximately 1 mile away. The building is well served by numerous bus routes on Alexandra Parade and is within walking distance of both Duke Street and Alexandra Parade train stations. Junction 15 of the M8 Motorway is less than half a mile away. There is a Nextbike hire station directly outside of the building for cycle hire/drop off.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
Ground - G0	140	£25.71	£4.98	£3.97
Ground - G6	6,449	£16.50	£5.11	£5.78
Ground - G8	7,385	£16.50	£5.57	£5.78
1st - 1/3 & 1/4	14,092	£16.50	£5.28	£5.78
3rd - 3/5	10,865	£16.50	£5.59	£5.78
3rd - 3/1, 3/2, 3/6-3/8	38,040	£16.50	£4.89	£5.78
4th - 4/1&4/2	9,783	£17.50	£4.89	£5.78
1st - C1B	1,380	£12.50	£5.12	£4.03

## Specification

- Refurbished common areas
- Raised access floors
- Suspended ceilings
- Recessed lighting
- Co-working space within reception area
- Commissionaire manned reception
- 24/7 Security

## Contact

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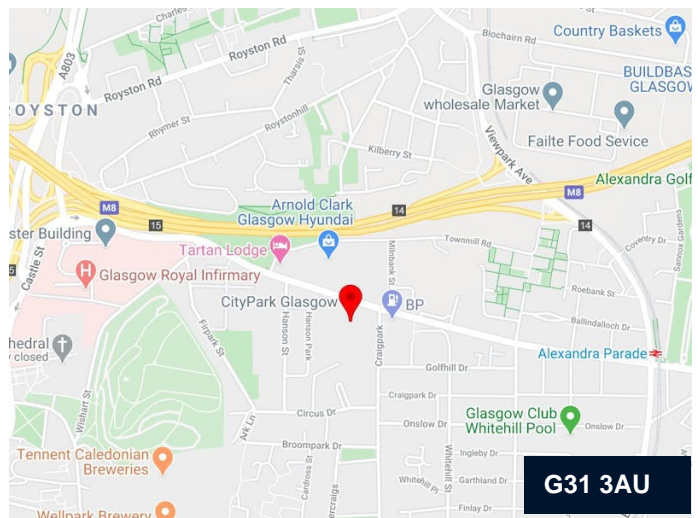
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