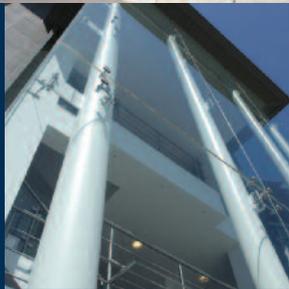


**TO LET**

2,077 sq ft (193 sq m) to 12,537 sq ft (1,165 sq m)



# Clydesdale House

Springhill Business Village





The building is designed around an imposing triple height entrance foyer from where a passenger lift and stairwell serve each floor. The floorplates have been designed to offer maximum sub-division flexibility to suit a wide range of size requirements.



**Clydesdale House** benefits from a high profile location within Glasgow Business Park and provides around 25,000 sq ft of high quality office accommodation over three levels. Designed utilising contemporary curtain walling and glazed finishes, Clydesdale House provides a striking addition to the Park.



## Specification

- Striking triple height entrance foyer
- Open plan office space
- Maximum space planning and sub-division flexibility
- Suspended tiled ceilings with LG7 lighting
- Full access raised floors with busbar electrical distribution system
- One floorbox per 10 sq m (wired for power)
- Gas fired central heating
- Ability to install comfort cooling
- Double glazed, opening windows
- High quality carpet tiles
- 13 person passenger lift
- Full compliance with Disability Discrimination Act 1995
- Extensive dedicated car parking
- EPC - C

**Clydesdale House**  
Springhill Business Village

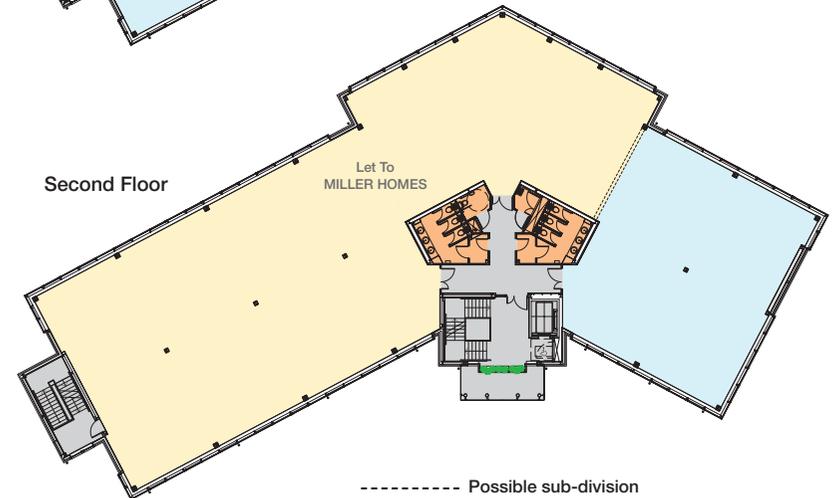
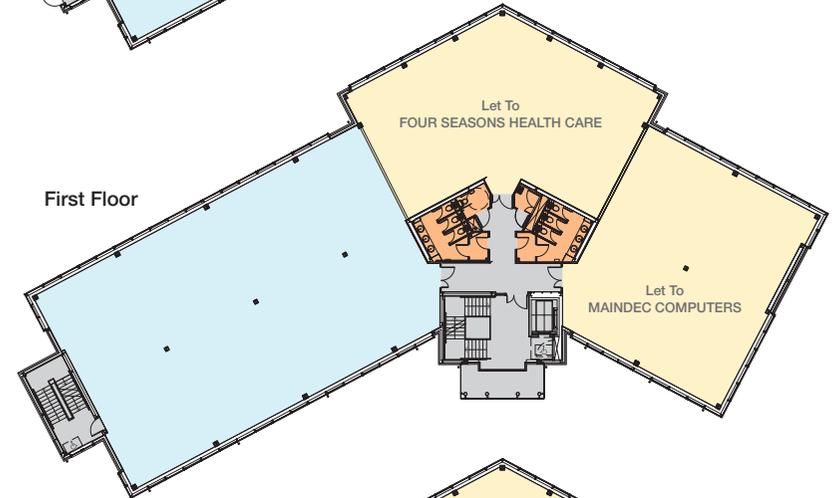
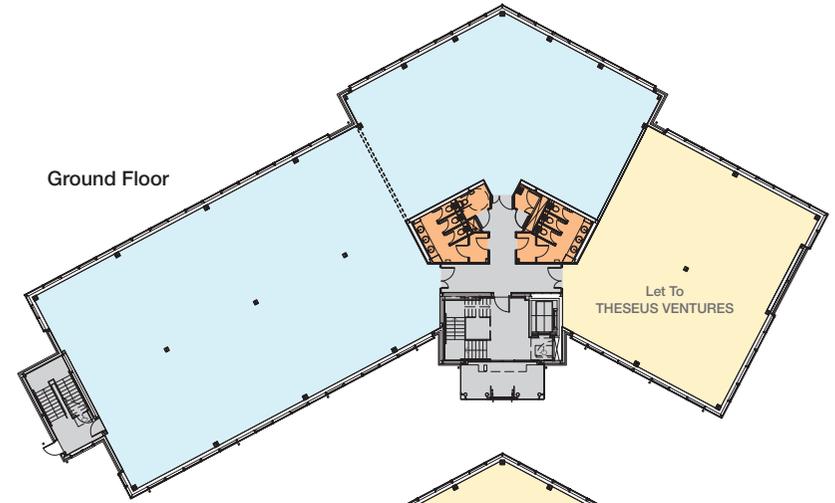


Typical upper floor



## Accommodation

Floor	sq m	sq ft
Second Floor - Suite 1 & 2		Let to Miller Homes
<b>Second Floor - Suite 3</b>	<b>204.11</b>	<b>2,197</b>
First Floor - Suite 3		Let to Maindec
First Floor - Suite 2		Let to Four Seasons Health Care
<b>First Floor</b>	<b>383.01</b>	<b>4,123</b>
Ground Floor - Suite 3		Let to Theseus Ventures
<b>Ground Floor - Suite 2</b>	<b>192.96</b>	<b>2,077</b>
<b>Ground Floor</b>	<b>384.63</b>	<b>4,140</b>
<b>Total</b>	<b>1,164.72</b>	<b>12,537</b>





Extending to 79 acres, Glasgow Business Park is one of the City's premier out of town business locations with unrivalled profile and frontage to the M8 motorway.

**Clydesdale House** is the most recent office development to the already successful **Glasgow Business Park**.

Significant office development has already been completed at the Park attracting a wide range of high profile occupiers including:

- The Miller Group
- Lovell
- Swiis Foster Care
- David Wilson Homes
- DVLA

- 1 Iveco Ford
- 2 I O Centre
- 3 ACS CLothing
- 4 Evans Easyspace
- 5 Parkway Point
- 6 Volkswagen Commercial
- 7 Flanagan Flooring
- 8 Glasgow Trade Park
- 9 Parkway Court
- 10 The Approach
- 11 Railway Station

**Clydesdale House**



● Glasgow Business Park

## Amenities

Access to retail and leisure facilities is a critical ingredient to a successful business location. On site park amenities will be complimented by the proposed Premier Travel Inn and restaurant at the entrance to the Park. A major Wm Morrison Superstore is a few minutes drive from Glasgow Business Park with a Brewers Fayre restaurant adjacent to the Park. In addition local retail including a Spar convenience store, is located within a 5 minute walk from the Park.



The Glasgow Fort retail development at Junction 10 of the M8 motorway is only a few minutes drive away offering high quality retail and leisure facilities on the doorstep of Glasgow Business Park. Retailers represented include ASDA, Boots, Next and Argos. A DW Sports Fitness Club is located at Glasgow Fort offering state of the art fitness and swimming pool facilities. Numerous restaurant and sandwich shop outlets are also available including Pizza Hut, O'Briens, Frankie and Benny's and Subway.

Marks and Spencer have recently opened a 80,000 sq ft store at the Glasgow Fort.

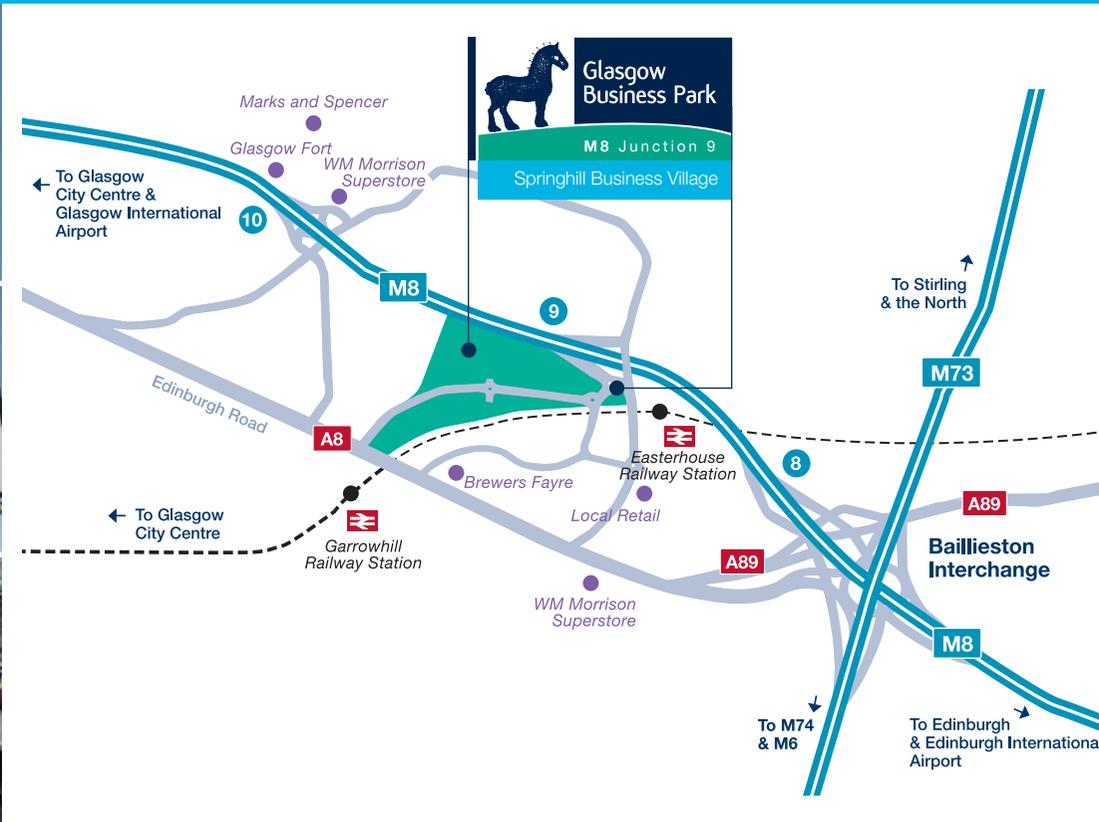
In addition, a 130,000 sq ft Wm Morrison Superstore is located immediately adjacent to Glasgow Fort.



## Location

Glasgow Business Park is located only six miles from Glasgow City Centre in one of the most strategic and high profile sites in Scotland. Access to the motorway network is immediate with public transport links exceptional.

- Six miles to the east of Glasgow City Centre
- Direct access to Junction 9 of the M8
- Only minutes from Junctions 8 and 10 of the M8
- Adjacent Easterhouse Train Station providing regular services to Queen Street Station in the city centre
- Numerous bus routes serve the area
- Glasgow and Edinburgh International Airports within 20 and 30 minutes drive time respectively



Further information please contact

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A development by  
Silverbank Development Company