



Maxim

- Karen Campbell, Chief Executive
- David Hunter, Chairman
- Pre Funded Development - funded by Tritax Assets Ltd./RBS/Hamilton Portfolio
- Enterprise Zone Support - means low rentals and significant incentive deals available
- Development Agents - CBRE/JLL/Ryden

What is Maxim?

- 756,000 sq.ft Office Park development (equivalent to 27 football pitches)
- £330 million investment
- 10 Grade 'A' office buildings
- Potential 7,000/8,000 jobs
- Building 5 is 186,545 sq.ft.
- 'Blueprint' for future office park developments
- It is known as - The Ultimate Office Park
- Wi-Fi access across the development
- Significant 'support' facilities on site – bank/nursery/retail/restaurant
- BREEAM 'excellent' for building 5
- BREEAM 'very good' for the other 9 buildings
- Complete by March 2010

Building 1

Building 1 is in a prime position, located at the entrance to Maxim, directly opposite the Dakota Hotel.

The building's design and elevation maximise the views across the Maxim Park to the east. Its slightly elevated position means it offers panoramic views to the west looking towards Glasgow while the prime location directly opposite the central Hub building offers close links to the main park facilities.

Building 1 will be the first building to be completed, setting the highest of standards for the rest of the park.

Building Specification:

- Stunning atria and entrance areas
- High quality internal finishes
- 2 express 10-person passenger lifts
- Flexible large open plan floor plates
- 200mm clear void raised access flooring
- Clear floor to ceiling height of 2.9m
- VRF comfort cooling and heating
- Lighting designed in accordance with LG7 recommendations
- Male and female toilet facilities and showers
- DDA compliant
- Wi-Fi available in the building reception area and throughout the parkland
- External and car park CCTV
- Car parking ratio 1 per 282sq.ft.

Building 2

Go to the end of Parklands Way at the southern end of the park and you'll recognise Building 2 by its impressive fountain greeting you at the generous entrance plaza. The building, with its full height entrance offers wonderful views across the landscaped areas to the north.

At the top of the atrium, link bridges span between office wings, allowing everyone to circulate throughout the building. After all, Maxim is a very sociable place.

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- DDA compliant
- Wi-Fi available in the building reception area and throughout the parkland
- External and car park CCTV
- Car parking ratio 1 per 255sq.ft.

Building 3

It comes as no surprise that building 3 is called the Hub. As the only building in the park with an eye catching curved element, it truly represents the nucleus of Maxim. It is a unique set up mixed with retail, leisure and office space. It will house the marketing suite, park management team and concierge service.

Outside with its landscaped ponds, feature waterfall, promenades and timber decks, it's where everything comes together.

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- High quality internal finishes
- 2 express 10-person passenger lifts
- Flexible large open plan floor plates
- 200mm clear void raised access flooring
- Clear floor to ceiling height of 2.9m
- VRF comfort cooling and heating
- Scenic roof terrace
- Lighting designed in accordance with LG7 recommendations
- Male and female toilet facilities and showers
- DDA compliant
- Wi-Fi available in the building reception area and at the front of the building
- External and car park CCTV
- Car parking ratio 1 per 271sq.ft.

Building 4

The architects have done themselves proud again with building 4. This building has an impressive glazed roof that lets the sun drench a full height atrium in glorious light. The atrium can be accessed from 3 separate points, giving maximum flexibility. It also has some excellent branding opportunities with its M8 frontage location.

Each elevation features full height glazing to give impressive views across the park. The dramatic frontage of the building has a full height colonnade, which is southern facing. Its impressive stuff.

Building Specification:

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- High quality internal finishes
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- Flexible large open plan floor plates
- 200mm clear void raised access flooring
- Clear floor to ceiling height of 2.9m
- VRF comfort cooling and heating
- Lighting designed in accordance with LG7 recommendations
- Male and female toilet facilities and showers
- DDA compliant
- Wi-Fi available in the building reception area and throughout the parkland
- External and car park CCTV
- Car parking ratio 1 per 288sq.ft.

Buildings 6-10

These buildings are positioned 'boulevard' style along the southern edge of the park, allowing more sunlight to flood the generous spaces. Full height glazing offers good views across the landscaped park and every building has a dramatic entrance with a striking overhanging roof and four storey, sky-lit atrium.

These buildings are very well placed, with quiet courtyards and seating spaces in between. Combinations of light whites and anthracites allow the buildings to blend harmoniously with their surroundings.

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- External and car park CCTV
- Car parking ratio 1 per 273sq.ft.

Key dates

- Summer - Completion of buildings
- Sept 10 - Park Opening Event