

# Everything about Maxim Office Park is different

**For a start, it is the largest speculative, single phase new build office park in the UK - visionary in its approach and breaking all the rules of standard development practices by completing the build-out of the site even before the first tenant takes occupation (which will be in August this year.)**

The 10 futuristically designed buildings offer over 756,000 sq ft of accommodation and nestle imposingly beside the M8, adjacent to the successful Eurocentral railfreight terminus. Available office ranges from 278 sq m (3,000 sq ft) to 17,330 sq m (186,545 sq ft) in Building 5, with the flexibility to meet the requirements of smaller companies and large headquarters.

On entering the site, the scale and mass of the development is evident and is expected to house over 8000 workers when fully occupied.

The beautifully landscaped environment, with water features, trees, shrubs and aquatic planting, creates a feeling of openness and space. Excellent amenities on the site include childcare facilities - a Prime Time Nursery with capacity for over 120 children - a range of shops including Baguette Express

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and a deal close to being concluded for a convenience store. Maxim will also be welcoming top class restaurant, Massimo, which is opening its doors

in August, offering quality dining for the office park community and local residents alike.

At the time of going to print, further letting announcements are set to be announced at Maxim.

The specification of the office accommodation is Grade A – open plan floor plates, LG7 lighting, VRF comfort cooling and heating and on-site car parking. It is also the first office park in Scotland to have wi-fi access across the park. Nine buildings have already achieved ‘Very Good’ BREEAM rating (the rating applied to the energy efficiency of a building), with the 186,545 sq.ft. ‘Building 5’, receiving an ‘Excellent’ rating.

According to Karen Campbell, Maxim’s chief executive: “Maxim will offer occupiers the opportunity for an unparalleled working lifestyle – a community environment and a wide range of amenities, including leisure facilities such as a PGA approved putting green. This development has set the standard for office park construction in the UK and beyond for the future.”

Perhaps the biggest point of difference about Maxim is the rental packages on offer – highly competitive compared

to current office space in Glasgow city centre, due to its enterprise zone status.

The office park is well located – 15 minutes from Glasgow, 20 from Glasgow Airport; Coatbridge and Bellshill Stations are a short distance away, with regular commuter link buses planned to the stations.

Maxim opens later this year and the full development is scheduled for completion by March 2010.

Agents for the park are Jones Lang LaSalle; Rydens and CBRE.

Next time you are driving along the M8, make a detour and visit Maxim – you will see just how it is working – differently.

[www.maximpark.co.uk](http://www.maximpark.co.uk)



## Bringing life to work.

### The ultimate business destination with the ultimate financial package.

- 10 flexible and contemporary office buildings totalling 756,000 sq. ft.
- Buildings 1, 2 & 3 recently completed. Remaining buildings to be completed by end of 2009
- The UK’s largest speculative built office park
- Single phase development
- Park amenities include Dakota Hotel, brasserie, nursery and retail
- Location qualifies for Regional Selective Assistance
- Highly lucrative financial terms available

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