

RIVERSIDE BRAEHEAD

TO LET

High Quality Office Space in an outstanding location



A LOCATION LIKE NO OTHER...

Riverside Braehead is an outstanding location offering businesses high amenity, high quality accommodation with generous parking and access to an excellent transport network. Being adjacent to the popular Braehead Shopping Centre, Riverside Braehead can also offer you and your staff an exceptional work life balance.

BRAEHEAD

Braehead is one of the UK's leading examples of successful waterfront regeneration. From a brownfield site around 10 years ago, it is now a thriving business destination providing excellent connectivity, exceptional amenities and an extensive labour pool in the surrounding towns and the Glasgow conurbation.

The development includes the full spectrum of retail, leisure and business uses. With offices ready for immediate occupation through to bespoke buildings to meet the needs of the most demanding of occupiers, Braehead offers a choice of low density business parks, all with generous parking provision, in a safe modern and maturing environment for business growth. Companies already located at Braehead include Porsche, Audi, Infiniti, Ikea, Porcelanosa, Dobbies, and Diageo.

RIVERSIDE BRAEHEAD

Riverside Braehead is located on King's Inch Road close to Junction 25a and Junction 26 of the M8 Motorway. This provides excellent access to Glasgow City Centre, Glasgow International Airport and the M74 Motorway. The property is also served well by public transport with a number of bus routes passing along King's Inch Road and a dedicated bus station with over 820 buses each day with direct services from many locations including Glasgow City Centre, Paisley, Renfrew, Erskine and Glasgow Airport. Businesses already located at Braehead include, Xerox, AMCS Group, Campbell Dallas LLP, GAP Group, Ceridian Centrefile, and Picstel.

Riverside Braehead is served by a wealth of on-site amenities with Braehead Shopping Centre and X-Scape entertainment complex, both with a wide range of cafes, restaurants and bars. There is also a choice of two national hotel chains at Braehead, a Campanile Hotel and a Travelodge, which is immediately adjacent the Riverside Braehead offices.

THE BUILDING

The subjects comprise a modern office pavilion constructed over three floors providing flexible open plan office space with high quality finishes.

Internally the space benefits from raised access floors, suspended ceilings incorporating LG3 compliant lighting, gas central heating and double glazed windows. The building also benefits from an onsite commissionaire, disabled access throughout and a high speed passenger lift. Security is provided by comprehensive CCTV and building alarm system.



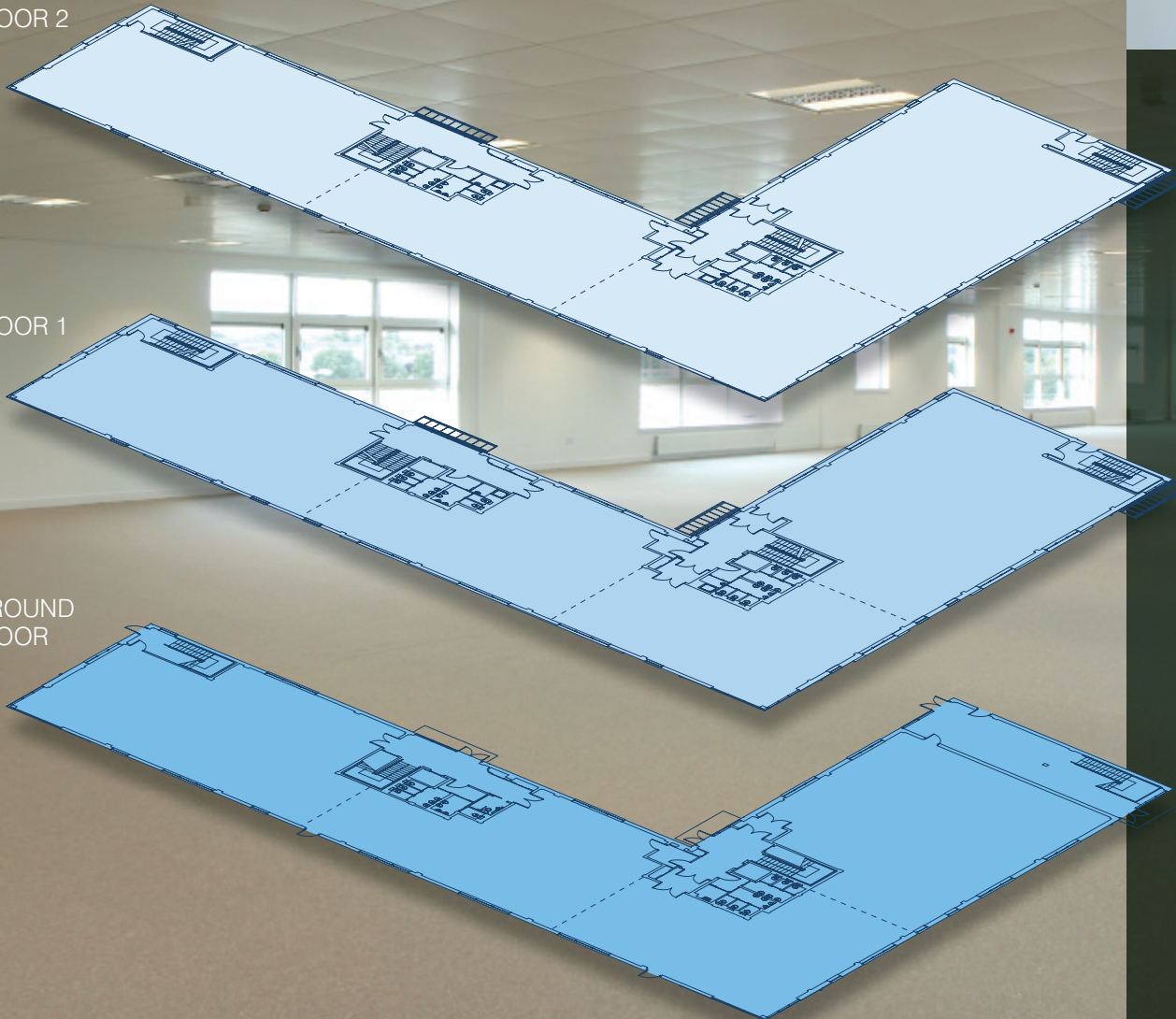
Riverside Braehead offers flexible high quality accommodation in an established business location with suite sizes ranging from 2,127 sq ft to 22,614 sq ft.



FLOOR 2

FLOOR 1

GROUND FLOOR



BUILDING SPECIFICATION

- Fully accessible raised floors
- Suspended ceilings with LG3 compliant lighting
- Gas fired central heating system with perimeter radiators
- Fully DDA compliant with a high speed passenger lift
- Car Parking Ratio circa of 1:246 ft²
- Provision to fit comfort cooling
- Open plan flexible floor plates
- External CCTV and onsite commissionaire

FLOOR AREAS

Second Floor	6,096 sq ft	666.33 sq m
First Floor	11,305 sq ft	1,050.26 sq m
Ground Floor	5,213 sq ft	484.30 sq m
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TOTAL	22,614 sq ft	2,200.89 sq m

Riverside Braehead has suites available from 2,127 sq ft offering maximum flexibility. The property can be configured to cater for requirements of up to 11,305 sq ft on a single floor plate with the ability to sub divide suites dependant on specific occupier requirements.

GLASGOW AIRPORT
10 MINUTES

RIVERSIDE BRAEHEAD

RESIDENTIAL
DEVELOPMENT

TRAVELODGE
HOTEL

XSCAPE

BRAEHEAD
SHOPPING CENTRE

BUS TERMINAL

CLYDE
WATERBUS

BRAEHAED
RETAIL PARK

SAINSBURYS

M8 J. 26
0.75 MILE

GLASGOW CITY CENTRE
14 MINUTES



LEASE TERMS

Flexible leases, are available with terms to be agreed depending on individual company requirements. Varying sizes are available to support the expansion of growing companies.

LEGAL FEES

Each party shall be responsible for their own legal costs and in the normal manner. The ingoing tenant will be responsible for any registration dues, SDLT and Vat incurred in the transaction.

TRAVEL

Motorway access from Junction 25a and Junction 26 of the M8 motorway.

Location	Distance	Time
Glasgow	6.8 miles	14 mins
Glasgow Airport	4.7 miles	10 mins
Southern General Hospital	2.7 miles	7 mins
Paisley	3.5 miles	11 mins
Kilmarnock	24.5 miles	30 mins
Edinburgh	51 miles	60 mins

Public Transport

The property is also served well by public transport with a number of bus routes passing along King's Inch Road and a dedicated bus station with over 820 buses each day with direct services from many locations including Glasgow city centre, Paisley, Renfrew, Erskine and Glasgow Airport.



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