



Superb, fully fitted office accommodation with large open plan floorplate
Entire first floor of 15,700 sq ft – ground floor of 15,527 sq ft may also be available
Generous parking ratio
Available for immediate occupation subject to conclusion of missives

**TRILOGY THREE – 21 WOODHALL, TRILOGY BUSINESS PARK
EUROCENTRAL, ML1 4YT**

High quality offices available to lease

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Location

Forming part of the Eurocentral development, Trilogy Business Park is situated in a very accessible location, approximately 11 miles east of Glasgow city centre with access to the adjacent M8 and nearby M73, M74 and M80 motorways.

Description

The premises comprise high quality office accommodation, primarily open plan with internal meeting rooms and private offices. The available accommodation on the first floor is of a very high quality and is fully fitted out (potentially including furniture, to effectively allow a 'plug and play' scenario). Consideration may also be given to offering the ground floor accommodation if of interest.

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition), we calculate the net internal areas as follows:

First Floor Offices

1,459 sq m 15,700 sq ft

Ground Floor Offices*

1,443 sq m 15,527 sq ft

* Includes former canteen and reception areas

Tenure

The premises are held on a lease due to expire on 24 March 2020. Our clients are seeking to secure an occupier for the surplus accommodation in part or whole. The passing rental is based on £14.00 per sq ft.

Rateable Value

The premises are currently entered in the 2010 valuation roll as part of an overall assessment for the whole premises of £444,000.

EPC

Currently rated as D. Certificate available on request.

Viewing and further information

Please contact the sole marketing agents to arrange a viewing or for further information:

Gregor Brown

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