

Prices from £200 +  
VAT, including  
utilities, PCM  
Office suites from 174sq ft



# MERLIN BUSINESS CENTRE

Mossland Road

Hillington Park

Glasgow G52 4XZ





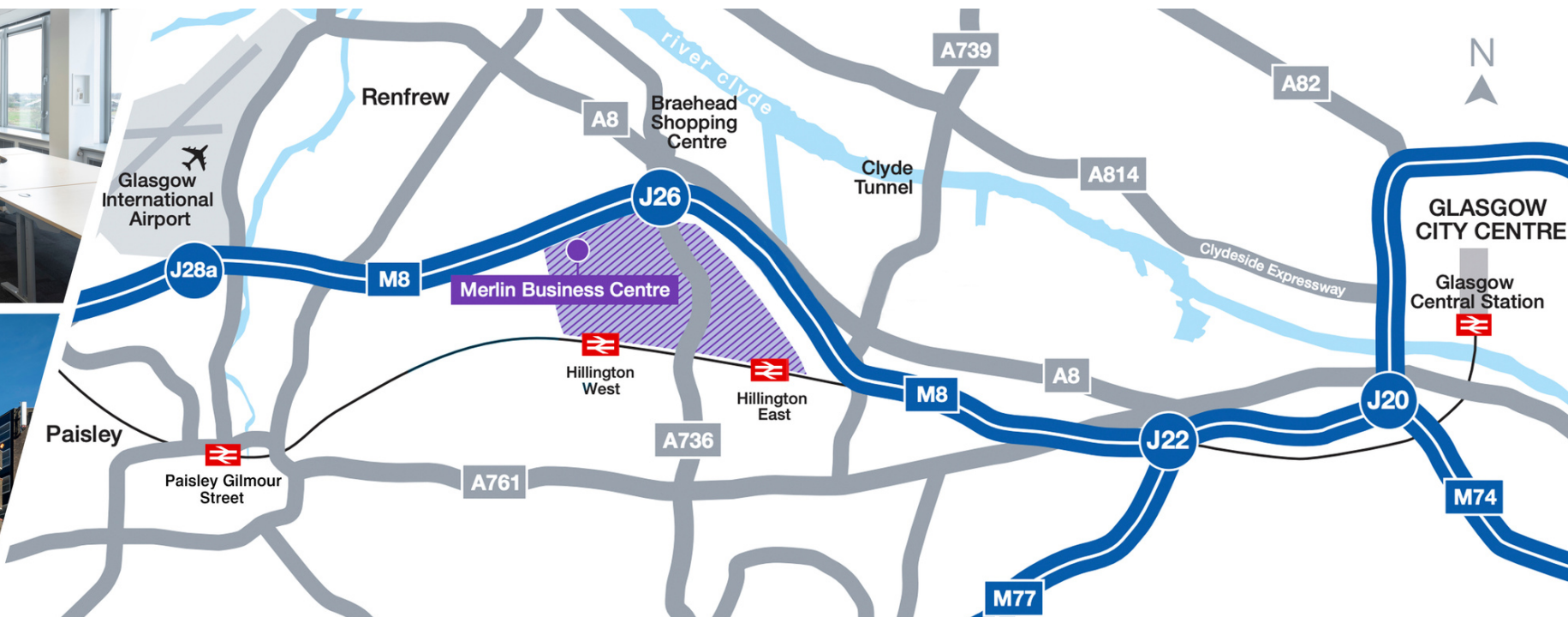


## MERLIN BUSINESS CENTRE

Merlin Business Centre occupies a prime position with commanding views of the Campsie Hills and Ben Lomond.

Hillington Park is Scotland's largest and most established Business Park providing over 2M sq ft of commercial property for a diverse range of businesses, from established stock market listed companies to start-ups, and from high-tech to light industrial. The Park is a safe, well maintained environment with two train stations, two minutes from the motorway and two miles from Glasgow International Airport. Companies are able to stay and grow at the Park because of the range of property options and Hillington Park's flexible approach.

- *Great transport links* - convenient and accessible for staff and visitors.
- *Full range of property options* - flexibility to meet a company's needs now and in the future.
- *Amenities* - to help with work/life balance and to motivate staff.
- *Sustainability* - to support companies to achieve green credentials.



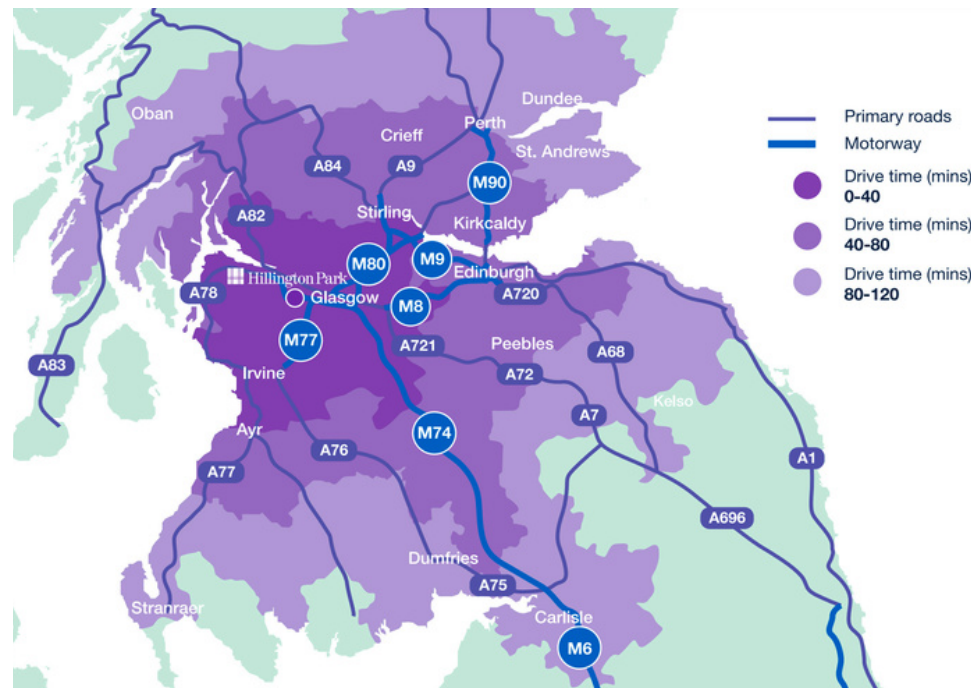
# LOCATION

Hillington Park is at Junction 26 of the M8 motorway between Glasgow City to the east and the towns of Paisley and Renfrew to the west.

The location is well served by the M8, M74 and M77 motorway networks and interconnecting arterial routes. The A736 runs through the centre of the park and connects the A8 north and A761 south.

An added benefit of Merlin Business Centre is its close proximity to Braehead Shopping Centre - located directly adjacent.

For Satellite Navigation use postcode: G52 4XZ







# SERVICES

The following facilities and services are provided in return for just one inclusive monthly fee.



On site allocated parking



Reception Services



On site covered bike storage



Drinks and fresh food vending



Kitchen and tea prep facilities



Free WiFi



Showers



Cleaning of common areas



Maintenance of common parts



Window cleaning



Meeting room facilities



Helpdesk and on site management team



Building Insurance



24 hour secure access to building



24 hour park security & CCTV



Electricity and central heating



Mail distribution and collection



## SITE BENEFITS



**Great transport links:**  
Convenient and accessible for staff and visitors



**Full range of property options:**  
Flexibility to meet a company's needs



**Amenities:**  
To help with work/life balance and to motivate staff



**Sustainability:**  
To support companies to achieve green credentials.

- Post Office
- Nursery
- Gym
- Drive Thru Costa
- Harvester pub/restaurant
- Bocado coffee shop
- Greggs
- Subway
- Burger King
- Two petrol stations
- Laundry Service
- Braehead Shopping Centre

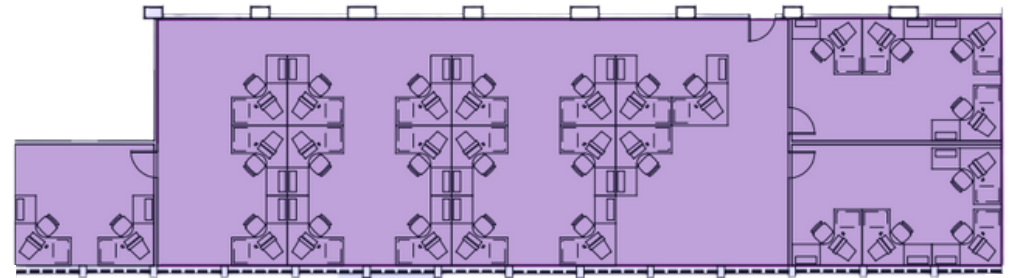
## HILLINGTON PARK & BRAEHEAD AMENITIES



# SPECIFICATION

Merlin Business Centre offers a wide variety of office accommodation over four floors.

## SPACE PLANNING EXAMPLE



## FIRST FLOOR PLAN





## Further Information / Viewing

For further information or viewing, please contact the joint letting agent:

### Mark Gillies

Graham + Sibbald  
M: 07787 291 149  
mark.gillies@g-s.co.uk

### Eric Thomson

Thomson Property Consultants  
M: 07973 942 489  
eric@thomsonproperty.co.uk



## MERLIN BUSINESS CENTRE

Mosland Road | Hillington Park | Glasgow G52 4XZ