

EXCELLENTLY LOCATED
ON THE EDGE OF THE
CITY CENTRE.
SINGLE FLOORPLATE.

TO LET



CITYPARK OFFERS HIGH QUALITY OFFICE SPACE **BUILT AROUND A CENTRAL COURTYARD**, PROVIDING EXCELLENT NATURAL DAYLIGHT AND GREAT VIEWS FROM THE 3RD FLOOR SUITE. EXISTING OCCUPIERS INCLUDE SKY, AGGREKO AND DELL



SPECIFICATION

General building specification provides:

- Generous floor to ceiling height
- Air conditioning
- Suspended ceiling with recessed LG7 lighting
- Raised access floor with floor boxes
- Dedicated male, female and accessible toilet and shower facilities
- 74 dedicated car parking spaces
- 2 x 13 person passenger lifts

The large 38,040 sq ft, **single floor plate** is available with existing tenant's fit out which can provide:

- 380 desks in situ
- Reception
- 22 Individual offices/meeting rooms
- Boardroom / 3 meeting room
- 2 large team offices
- 3 banks of toilets
- Storage walls
- Server room and smaller IT rooms
- Print room
- Cleaners cupboard
- 2 staff breakout/kitchen area

Excellent onsite building facilities including building security, visitor carpark, hairdresser, beautician, café, cash machine, childrens nursery, gym and convenience shop.



LEASE TERMS

The accommodation is available for sub-lease or assignation. Existing lease expires July 2021.

DISCLAIMER

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. Photography Date: April 2019. Publication Date: June 2019. Furniture and fit-out available by separate agreement.

VIEWING

For further information please contact:



CUSHMAN & WAKEFIELD

0141 248 4433