

TITANIUM3

BRAEHEAD GLASGOW

7,759 sq ft - 33,400 sq ft



To Let

**POTENTIAL FOR A VARIETY OF USES
SUBJECT TO PLANNING**

■ Offices ■ Hotel ■ Gym / Leisure ■ Showroom

TITANIUM 3

BRAEHEAD GLASGOW

Titanium 3 is a highly prominent landmark building potentially suited to a wide range of uses, subject to planning including:

- Offices
- Hotel
- Gym / Leisure
- Showroom

Location

Titanium 3 is a landmark building, which occupies a highly prominent site directly opposite Braehead Shopping Centre and the soon to be new Braehead transport interchange. The property benefits from immediate access to the M8 motorway via two dedicated Junctions 25A and 26, which afford excellent links to the city centre and Glasgow Airport, within drive times of 15 minutes and 5 minutes respectively. Furthermore, Braehead is served by a dedicated bus terminal with regular 15 minute services to the city centre and other major locations making it readily accessible to the Greater Glasgow catchment.

Braehead

Braehead is a burgeoning commercial and residential district which centres on the 800,000 sq ft Braehead Shopping Centre, comprising over 110 retail units and anchored by Marks & Spencers and Sainsbury's. In addition, the Soar leisure facility offers a range of facilities including an indoor ski slope, bowling alley, cinema, and a variety of bars and restaurants. Travelodge and Campanile both have hotels nearby and Decathlon occupy a new 40,000 sq ft sports superstore directly opposite Titanium 3 on the west side of Kings Inch Road. These unrivalled amenities

have attracted major business occupiers including Xerox, Ceridian, Lenovo, Campbell Dallas, Kent Foods and Boston Networks. These companies have chosen Braehead as an attractive working environment appealing to a large workforce in Paisley, Renfrew, and Greater Glasgow.

Description

Titanium 3 is an iconic stand alone three storey and basement building of steel frame construction and clad externally with full curtain glazing augmented by an infill high quality metal panel system. There is an imposing full height entrance vestibule with lift and stairs serving all floors. Facing east and accessed from the second floor there is a large open balcony with excellent views of the surrounding area. The building is currently in a shell condition, and is therefore a blank canvas offering potential for a variety of uses such as Offices, Hotel, Gym/Leisure or as a Showroom.

Car Parking

There are 74 dedicated car parking spaces available with the building.

Accommodation

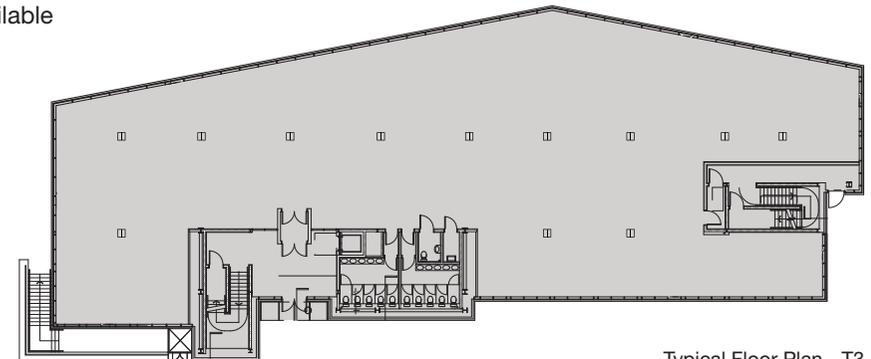
The building, which provides a total Gross Internal Area of 3,680.14 sq m (39,613 sq ft), extends over 3 floors & basement. The Net Internal Areas are estimated as follows:

Ground Floor:	773.5 sq m	8,326 sq ft
First Floor:	833.6 sq m	8,973 sq ft
Second Floor:	720.8 sq m	7,759 sq ft
Basement:	775.0 sq m	8,342 sq ft
Total:	3,102.9 sq m	33,400 sq ft

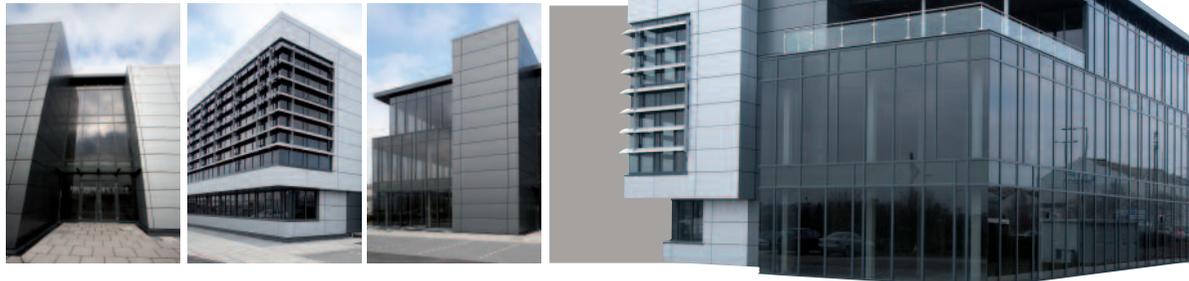
Specification

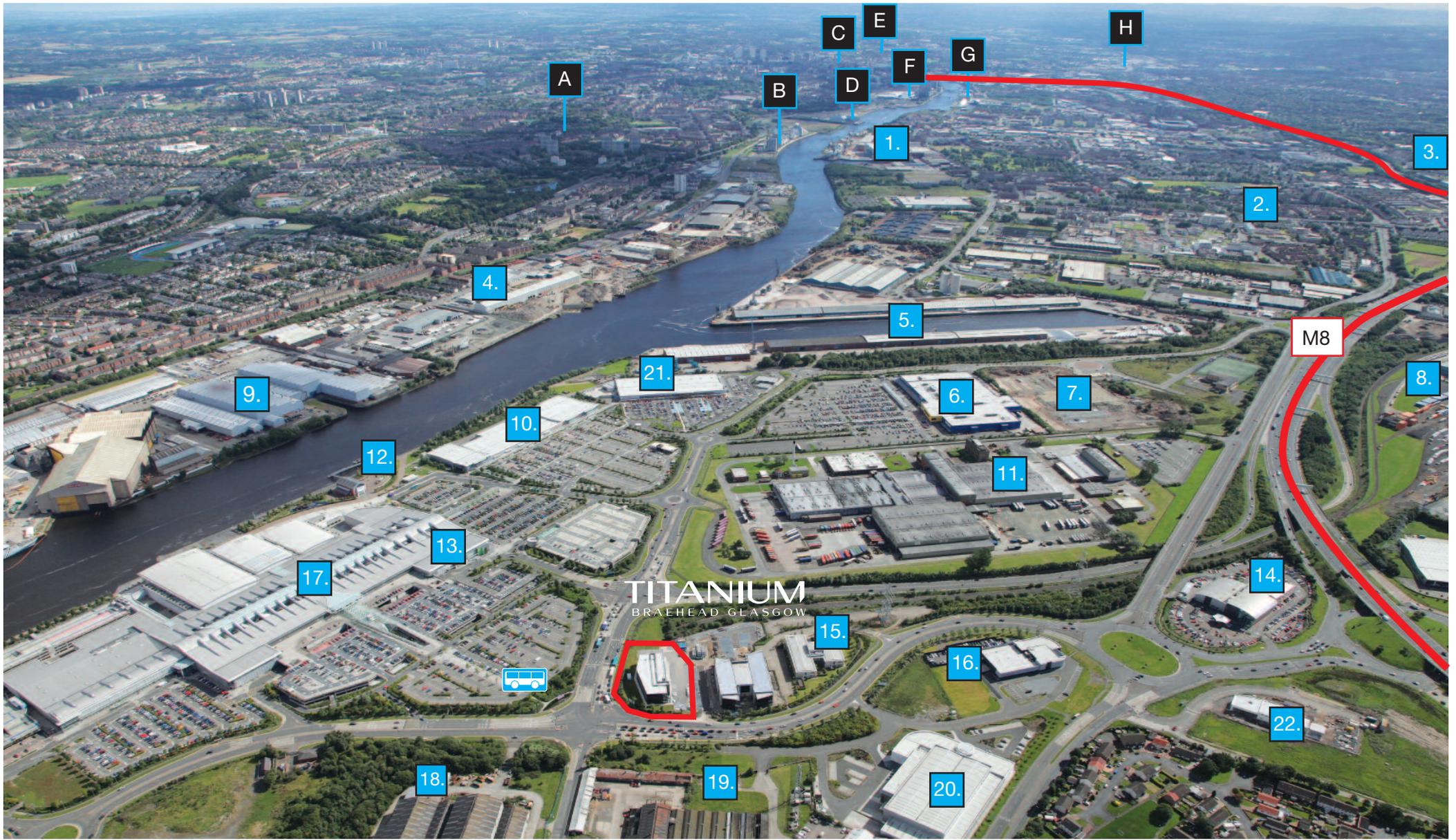
Internal specification can be altered to suit individual requirements prior to fit out.

- Raised Flooring
- LG3 Lighting
- Air Conditioning
- Lift
- Toilets + Full DDA



Typical Floor Plan - T3





■ OCCUPIERS

- 1. BAE SYSTEMS
- 2. THE QUEEN ELIZABETH UNIVERSITY HOSPITAL
- 3. TRINITY MIRROR
- 4. CORUS
- 5. KG5 DOCKS
- 6. IKEA

- 7. DOBBIES
- 8. RAIL FREIGHT DEPOT
- 9. AAM
- 10. RETAIL PARK
- 11. DIAGEO
- 12. KRISPY KREME
- 13. MARKS AND SPENCER
- 14. AUDI

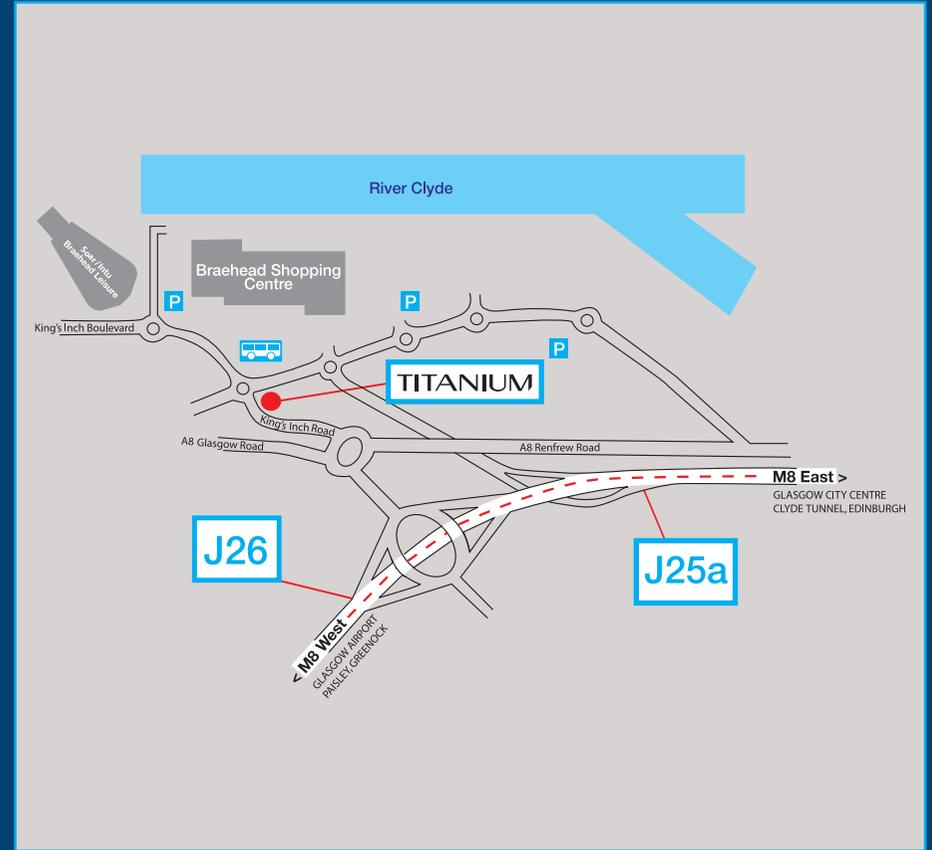
- 15. CAMPBELL DALLAS
- 16. PORSCHE
- 17. BRAEHEAD SHOPPING CENTRE
- 18. HOWDENS
- 19. DECATHLON
- 20. PORCELANOSA
- 21. SAINSBURY
- 22. NISSAN

■ AREAS (Top of Map)

- A. WEST END
- B. GLASGOW HARBOUR
- C. CITY CENTRE
- D. IFSD
- E. COMMONWEALTH GAMES
- F. SECC

- G. PACIFIC QUAY
- H. NEW M74 EXTENSION





TITANIUM³

BRAEHEAD GLASGOW

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