



EUROCENTRAL
TRILOGYONE

THE ULTIMATE OFFICE DEAL IN SCOTLAND





Locating at Eurocentral has been an excellent business decision

Trilogy offers tenants one of the best served locations in Scotland

LOCATION

As part of Eurocentral, Trilogy Business Park is an established business location.

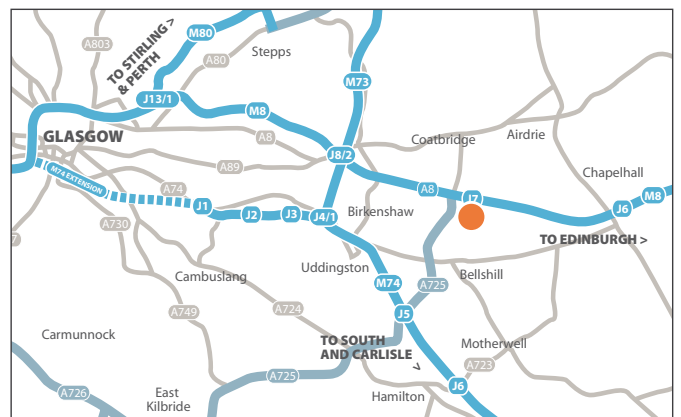
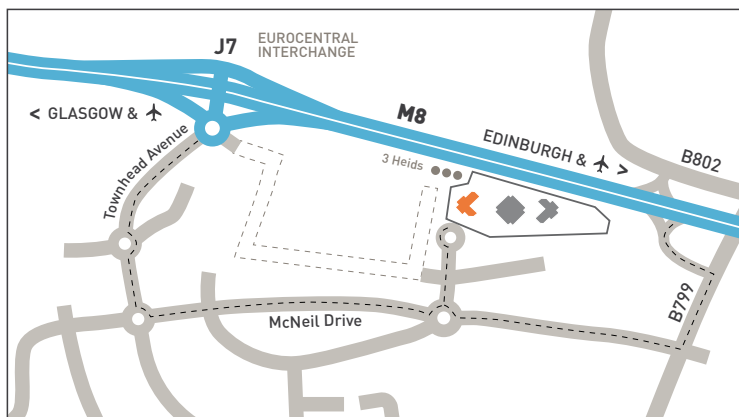
The Scottish Executive confirm over 80,000 vehicles pass Trilogy each day. The development is directly accessible at the Eurocentral Interchange from both Edinburgh and Glasgow, along with their respective international airports, via the M8 Motorway.

The Baillieston Interchange, only 3 miles to the west, provides access and egress via the M8, M74 and M73 motorways to all destinations north and south.

Ever increasing local amenities are available including a new Dakota Hotel and conference centre, Travel Inn, Torrance Park Golf Club, Showcase Cinema, Hollywood Bowl, Glasgow Fort Shopping Centre and a number of restaurants and shopping at the nearby Airdrie, Coatbridge and Hamilton town centres.

Further retail/leisure components are planned for Eurocentral in the near future.

- Catchment population of 800,000 within a 30 minute drive time and 70% of Scotland's population within 1 hour's drive
- The catchment profile is relatively young, 1/3 of working age population is below 30 years old, with those aged 20 to 39 accounting for 45% of the working population
- Cost of staff is stable and below Scottish and English national average
- Strategic location for the M8, M73 and M74 motorways





Trilogy provides superb office accommodation and access to a first class workforce

24,400 sq ft of Exceptional Office Space Available Immediately

SPECIFICATION

External Specification for Trilogy 1

- Composite panel cladding system
- Aluminium windows with tinted anti-sun double glazing
- Car parking ratio 1:220 sq ft
- Additional car parking can be provided increasing the ratio to 1:160 sq ft
- Mono blocked car parking bays
- 20 cycle parking spaces per building
- High quality landscaping

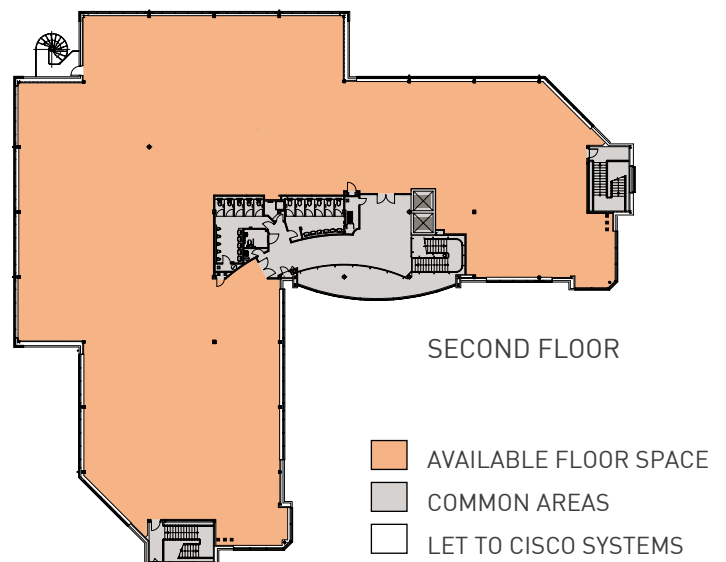
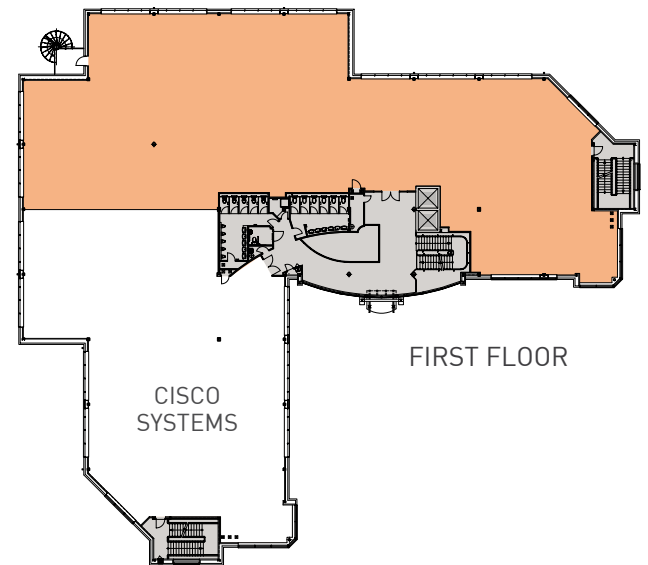
Internal Specification for Trilogy 1

- VRF Air Conditioning
- 3 metre clear floor to ceiling height
- 150mm raised access floors
- Suspended acoustic tiled ceilings
- Beech finished doors and skirtings
- Full disabled access and disabled toilets on each level
- Male and female toilets with shower facilities
- 2 x 8 person passenger lifts

TRILOGY 1 AVAILABILITY

Second floor	1,403 sq m	15,100 sq ft
First floor	864 sq m	9,300 sq ft
TOTAL AVAILABLE	2,267 sq m	24,400 sq ft

The accommodation is available separately or together.





“ Being part of this growing dynamic business community has increased our profile and business effectiveness ”

Your opportunity to join the already impressive list of international occupants at Trilogy

DESCRIPTION

Trilogy is an exceptional development within a mature landscaped environment, that has already attracted NCR to pre-let the 50,000 sq ft at Trilogy 2 with Laing O'Rourke occupying 31,000 sq ft at Trilogy 3. Trilogy 1 is already home to Cisco Systems.

The site is ideally positioned to capitalise on the M8 motorway frontage and the proposed upgrade of the motorway will further enhance accessibility to the Park. Furthermore, the adjacent 750,000 sq ft office development at Eurocentral with associated retail and leisure uses will enhance the amenities available to the occupiers of Trilogy.

The remaining space at Trilogy 1 is ready for occupation and offers a tremendous opportunity to join the already impressive list of international occupants.

The building has been designed with quality and flexibility as its guiding principles.

An impressive double height reception area is complemented by good natural daylighting and highly efficient floor space.

Access is excellent and secure on site car parking spaces are available for the remaining occupiers. Additional car parking can be provided reducing the ratio to 1:160 sq ft.

- The most cost effective occupational packages in Central Scotland
- High level of car parking provision with the opportunity to improve further
- Excellent natural light and 3 metre floor to ceiling height
- Virtually column free efficient floor plates offering flexible space
- Available now





DRIVE TIMES

Glasgow City Centre	15 miles	15 mins
Glasgow Airport	23 miles	28 mins
Edinburgh City Centre	35 miles	35 mins
Edinburgh Airport	30 miles	25 mins
Motherwell	3 miles	5 mins
Airdrie	4.5 miles	7 mins
Hamilton	5 miles	10 mins
East Kilbride	11 miles	15 mins
Stirling	27 miles	30 mins

SAT NAV

Postcode:	ML1 4YT
Grid ref:	NS766618
Lat:	55:50:02N (55.83391)
Lon:	3:58:16W (-3.97106)

OCCUPIERS

- 1 TRILOGY ONE - CISCO SYSTEMS - 26,400 sq ft
- 2 TRILOGY TWO - NCR - 50,000 sq ft
- 3 TRILOGY THREE - LAING O'ROURKE - 31,000 sq ft
- 4 MAXIM BUSINESS PARK
- 5 DAKOTA HOTEL
- 6 NEWSPRINTERS





Can you afford not to locate at Trilogi?

Trilogi 1 sets the standard for office relocations in Glasgow and Central Scotland

LEASING TERMS

The remaining floor space is available to lease as a whole or as separate suites on standard FRI Terms.

Attractive packages are available subject to lease term and covenant.

LEGAL COSTS

Each party will meet their own legal costs in relation to this transaction.

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