

# Precision House

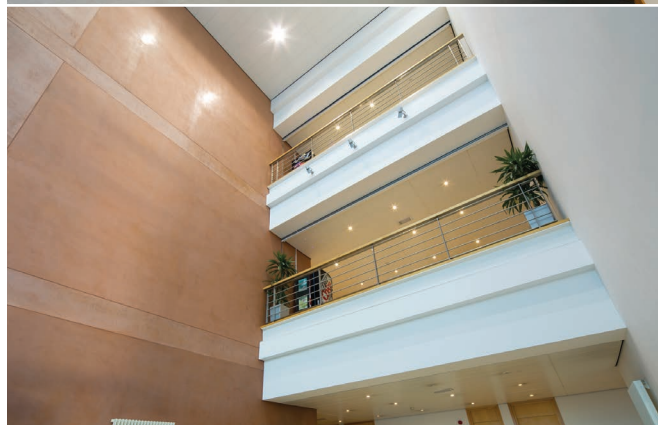
## Eurocentral



## TO LET: HIGH QUALITY OFFICES

### FLEXIBLE TERMS: THREE INDIVIDUAL GROUND FLOOR SUITES

- 2,000 - 4,500 sq.ft. (186 - 419 sq.m.)
- Open plan office accommodation
- Car parking available



## LOCATION

Eurocentral is located immediately adjacent to and overlooks the M8/A8 Glasgow to Edinburgh route. The Eurocentral "diamond" interchange provides immediate access to the M8, and 3 miles to the west lies the Baillieston Interchange, linking the M8 to the M73 and M74 (M6) motorways. Both Glasgow and Edinburgh airports can be reached within 30 minutes of Eurocentral.

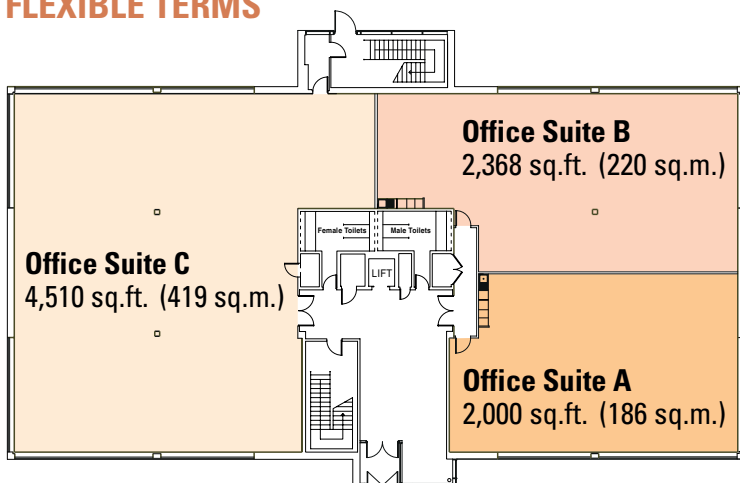
Eurocentral comprises Scotland's largest commercial business park and is a major new office destination benefiting from excellent transport infrastructure and amenities, including the Dakota hotel/restaurant. Precision House offers an outstanding opportunity to acquire high quality office accommodation.

## DESCRIPTION

The available accommodation comprises three individual suites on the ground floor of Precision House; a modern detached building. Car parking is available adjacent to the building. The specification comprises the following:

- Impressive triple height entrance foyer
- Floor to ceiling height of 2.7m
- Raised access floors of 150 mm
- Suspended ceilings with recessed modern light fittings
- Comfort cooling system
- Male/Female and disabled toilet facilities
- Tea prep facilities
- DDA compliant

## GROUND FLOOR INDIVIDUAL OFFICE SUITES: FLEXIBLE TERMS



### VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

### LEASE TERMS

The office suites are available to let on flexible lease terms.

### ENERGY PERFORMANCE CERTIFICATE

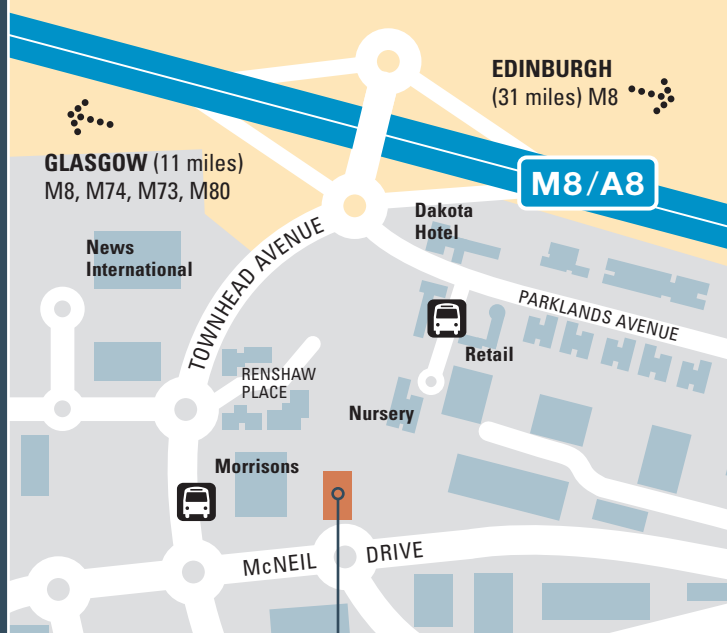
The Energy Performance Rating of the property is E.

### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the joint agents.

These particulars do not form part of a contract. Neither the agents nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. January 2014.

## EUROCENTRAL JUNCTION



## Precision House

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