

Craighall Business Park

Port Dundas, Glasgow

For Sale/May Let



Transport

Rail / Underground – Glasgow Queen Street mainline railway station, is approximately 20 minutes walk from the park. The nearest subway station is Cowcaddens, a 10 minute walk from the Park.

Bus – bus services to and from Glasgow city centre operate on a regular basis along Craighall Road, immediately adjacent to the entrance to the park.

Road – The Park lies a mere 500m from Junction 16 of the M8 motorway that provides easy access to the central belt of Scotland and links directly into the national motorway network.

Air – Glasgow International Airport is 15 minutes drive from the city centre, with a one hour flight time to London. Flights from Glasgow Airport also provide access to more than 80 destinations worldwide.

Pedestrian / Bicycle – Craighall Business Park has been sensitively designed to promote and encourage pedestrian and bicycle access. A Green Travel Plan prepared at the outset of the development is being adopted throughout.



Major Business Park providing individual office suites from 186 sq. m (2,000 sq.ft) to entire pavilions of 2,322 sq. m (25,000 sq.ft)

Terms

The accommodation is available for sale on a floor by floor basis or as entire stand alone pavilions. Alternatively, consideration will be given to interests on a leasehold basis.

For further details on availability please visit www.craighallbusinesspark.co.uk or contact the joint selling agents.



Sutherland House, 149 St. Vincent Street, Glasgow G2 5NW



Misdescriptions
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Prepared March 2006



Craighall Business Park

Craighall Business Park represents a major investment in the regeneration of the Port Dundas area and in total, will provide in excess of 200,000 sq ft of office accommodation.

Situated in a landscaped setting, the Park will provide 16 individual office pavilions, each with their own dedicated car parking.

A number of companies have already acquired space at Craighall Business Park including Clyde Property, Guy Robertson Partnership, NJSR McLean Architects, Murray White Financial Consultants, Envirocentre, McDonald Reid Scott and Elmwood Construction.

Contemporary, modern office space ▼

Location

Craighall Business Park is situated in the Port Dundas area of the city and enjoys unrivalled access to Glasgow city centre.

The Park is situated within 20 minutes walk of Glasgow city centre amenities on Buchanan Street, Sauchiehall Street and the Buchanan Galleries shopping centre.

The benefits of the location are:

- 2 minutes drive from Junction 16 of the M8 Motorway
- 15 minutes drive from Glasgow International Airport
- Fronting a main arterial route to and from the city centre.
- 10 minutes walk from Cowcaddens Underground
- Bus routes passing close to the Park.

Glasgow

Glasgow is Scotland's largest city with a resident population of approximately 620,000 people and a catchment in the region of 1.5 million persons.

Glasgow's workforce is among Europe's most highly qualified and competitively priced. More than 100 major companies have relocated to Glasgow in the last decade and the city has a diverse economy based on financial services, telecoms, software development, technology support, and other service sector industries.

Glasgow has an enviable education base. With 3 universities and 13 colleges, the city is Scotland's biggest centre of education and ranks 3rd in the UK in terms of size.

Stunning views across the city ▶



Surrounding Area

Port Dundas is currently experiencing significant development as part of the Glasgow Canal Regeneration Project which plans to transform the City's historic canal corridor into a thriving waterspace.

The proposed projects at Dundas Wharf and New Rotterdam Wharf will create a new vibrant and bustling waterside location incorporating high quality contemporary apartments, canal side cafés and both retail and office space.

New walkways and landscaped public spaces will provide an attractive link to the nearby city centre.

◀ Extensive car parking available

Parking

Extensive car parking spaces are available at Craighall Business Park, providing a ratio of approximately 1:525 sq ft. Each occupier will be allocated individual spaces for their own private use. A further 200 car parking spaces are also available on Borrton Street.

Craighall Business Park

Port Dundas, Glasgow

Further information can be found at www.craighallbusinesspark.co.uk

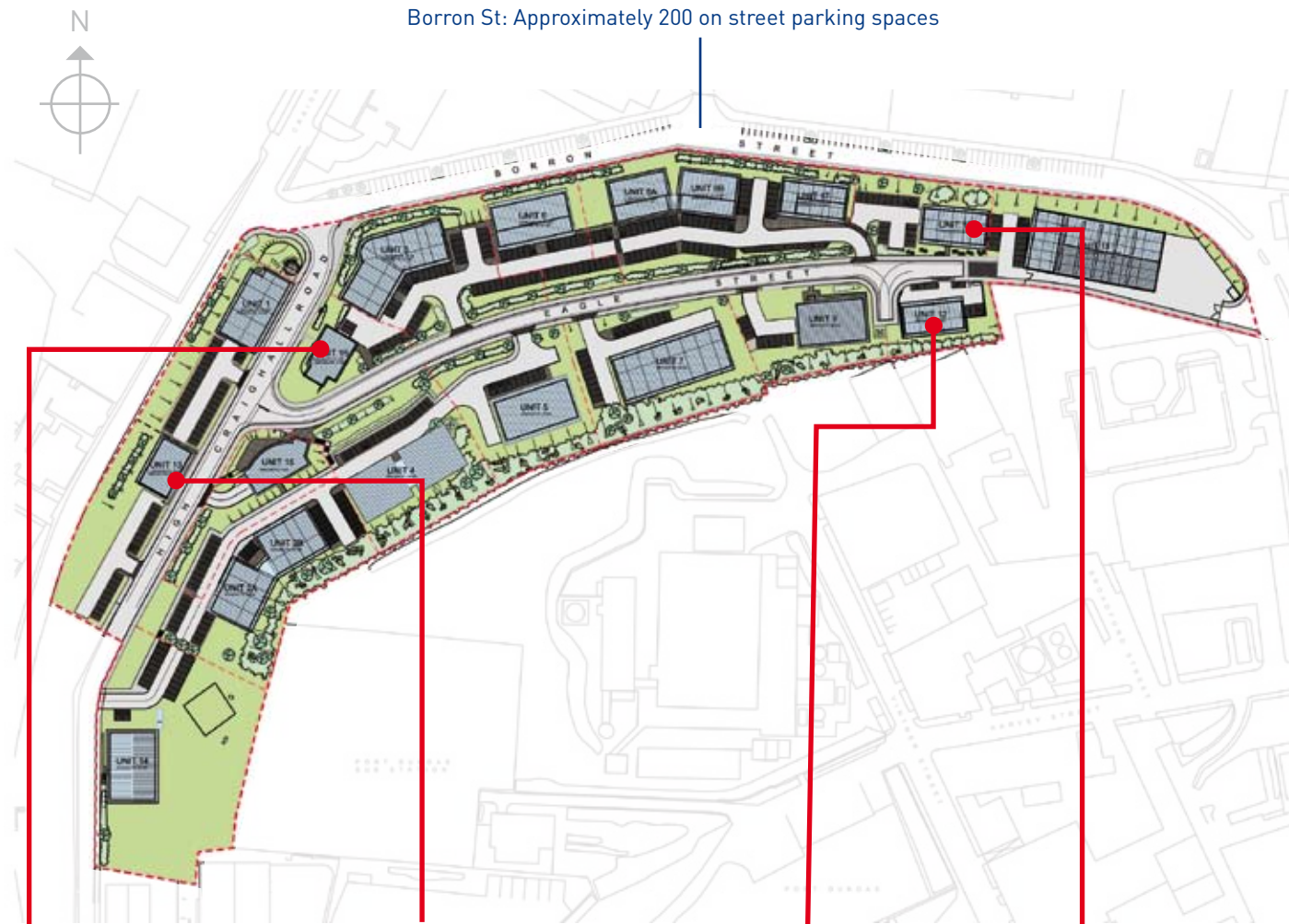
A Development by



Craighall Business Park

Port Dundas, Glasgow

Site Layout



Unit 15 Unit 13 Unit 12 Unit 10



Further information can be found at www.craighallbusinesspark.co.uk

Schedule of Accomodation

Unit Number	Total Net Internal Floor Area	Typical Individual Floor Areas	No. of Car Parking Spaces
Unit 1	1,328 sq.m (14,289 sq.ft)	361 sq.m (3,882 sq.ft)	33
Unit 2A	SOLD	SOLD	24
Unit 2B	890 sq. m (9,582 sq. ft)	297 sq.m (3,194 sq.ft) Remaining	24
Unit 3	1,739 sq.m (18,718 sq.ft)	607 sq.m (6,540 sq.ft)	42
Unit 4	1,550 sq.m (16,685 sq.ft)	540 sq.m (5,808 sq.ft)	35
Unit 5	1,937 sq.m (20,849 sq.ft)	668 sq.m (7,189 sq.ft)	43
Unit 6	1,628 sq.m (17,519 sq.ft)	1,947 sq.m (5,840 sq.ft)	38
Unit 7	1,937 sq.m (20,849 sq.ft)	668 sq.m (7,189 sq.ft)	43
Unit 8	1,628 sq.m (17,519 sq.ft)	1,947 sq.m (5,840 sq.ft)	38
Unit 9	1,435 sq.m (15,450 sq.ft)	502 sq.m (5,405 sq.ft)	34
Unit 10	SOLD	SOLD	18
Unit 11	SOLD	SOLD	14
Unit 12	617 sq.m (6,640 sq.ft)	211 sq.m (2,273 sq.ft) Remaining	15
Unit 13	SOLD	SOLD	18
Unit 14	1,190 sq.m (12,810 sq.ft)	389 sq.m (4,187 sq.ft)	28
Unit 15	SOLD	SOLD	10
Unit 16	SOLD	SOLD	21

Specifications

- Full raised access flooring system with 150mm void.
- Floor loading of 2.5kN/sq m + 1kN/sq m.
- 2.7m floor to ceiling height.
- Low glare reflective luminaries.
- Gas central heating.
- Air conditioning can be accommodated to suit occupiers requirements.
- Passenger lift access in all buildings.
- Car parking 1 space per 525 sq ft.
- 24 hour off-site monitored CCTV video surveillance to be made available upon park completion
- All buildings fully DDA compliant.
- Additional fit out including partitioning, tea-prep areas etc, can be installed if required



For further details on availability please contact the joint selling agents.



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