

GLASGOW

BUSINESS PARK

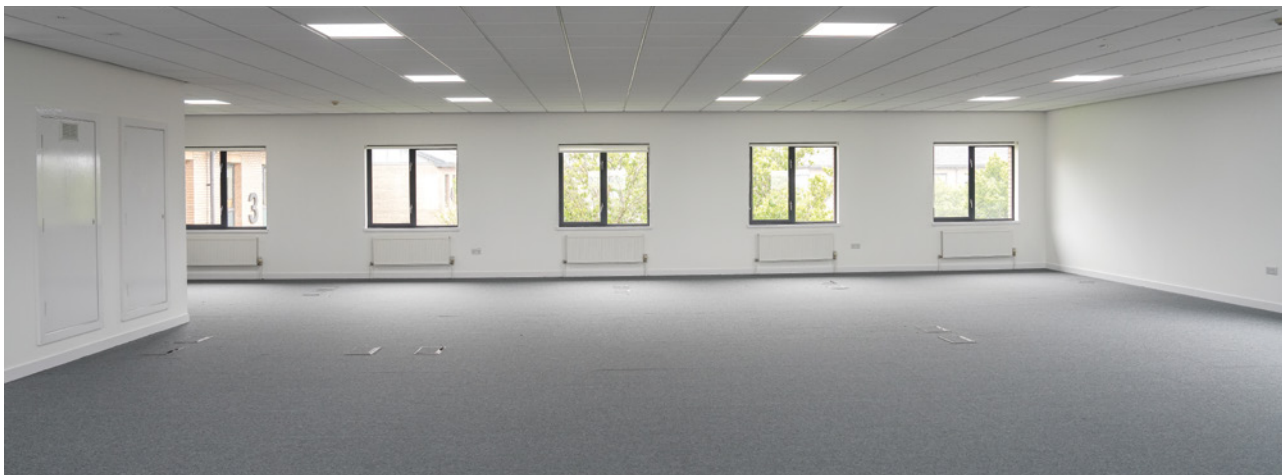
- MODERN OFFICE PAVILIONS
- GENEROUS CAR PARKING
- STRATEGIC LOCATION



PAVILION 2 - 2,442 SQ. FT.
PAVILION 4 - 5,636 SQ. FT.



GLASGOW BUSINESS PARK
341 Springhill Parkway, G69 6GA



LOCATION

Glasgow Business Park has a high profile and accessible location adjacent to the M8 motorway approximately 6 miles east of Glasgow City Centre.

Glasgow's Premier Business Park enjoys access from Junctions 8, 9 & 10 of the M8 motorway giving easy access to the national Motorway network.

Excellent shopping and leisure facilities are provided by the nearby Fort Shopping Centre. Public transport links are closeby with Easterhouse Train Station and local bus services within 10 minutes walk.

ACCOMMODATION

Pavilion 2, 1st Floor - 2,442 sq. ft.

Pavilion 4, 1st Floor - 5,636 sq. ft.

SPECIFICATION

Glasgow Business Park comprises five two storey office Pavilions within a well-established business location.

Pavilion 1B provides modern office accommodation across the ground and first floors, with a dedicated entrance. Pavilion 2, 1st Floor provides a refurbished, open plan floor plate with excellent natural daylight.

Both suites benefit from the following specification;

- ☐ Raised access floor
- ☐ Suspended ceiling
- ☐ LED lighting
- ☐ Gas fired central heating
- ☐ Dedicated tea prep
- ☐ Dedicated wc's
- ☐ Allocated car parking spaces

LEASE TERMS

The subjects are available on a New Lease on Full Repairing and Insuring terms to be agreed.

RATEABLE VALUE

The subjects are entered into the Valuation Roll with the following Rateable Value:

Pavilion 2, 1st Floor - £26,250

Pavilion 4, 1st Floor - £52,000

VAT

All rents, premiums and service charges are quoted exclusive of VAT

EPC

EPC certificate is available upon request



Ryden.co.uk
0141 204 3838

CONTACT

HOLLY BOYD

holly.boyd@ryden.co.uk
07884 262217

TIM JACOBSEN

tim.jacobsen@ryden.co.uk
07787183341

Misrepresentation Act: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. June 2026