

## TO LET

### FITTED RETAIL/LEISURE UNIT

Retail Unit 4a, Maxim Park, Eurocentral, ML1 4WQ



#### LOCATION

Maxim Park at Eurocentral is a modern office park comprising 756,000sqft of office space within a landscaped environment. Located strategically in the heart of Scotland's Central Belt, the Park accommodates a thriving business community with 2,800 employees hosted there and 9,000 employees once fully let. Maxim's location affords superb links to the rest of the UK, Europe and beyond with unparalleled amenities and facilities. Office occupiers include Balfour Beatty, Scottish Environmental Protection Agency (SEPA), Lumira DX, Aviva, and Linear Group amongst others.

Other retail and leisure occupiers already trading at Maxim include Maxim Barbell Gym, Londis Convenience Store, Regis Café & Restaurant, Piece Sandwich & Coffee Bar, and Fountain Hairdressers.

## Accommodation

The property comprises the last remaining vacant retail/leisure unit which is fitted to 'white box' specification including connected services, glazed shopfront and door, finished floor, suspended ceiling and lighting and painted walls.

The approximate NIA is as follows:

Retail Unit 4: 444sqft (41.25sqm)

## Rent

Upon application.

## Rating

We have been verbally advised by the Rates Authority that the Rateable Value of the property with effect from 1 April 2023 is £5,300.

## Energy Performance Certificate

Energy Performance Certificate rating is available upon request.

## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## Term

The property is available on a new full repairing and insuring lease.

## Planning

The unit benefits from Class 1a (Shops, and financial, professional and other services) consent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## Viewing & Further Information

All viewings and further information is strictly via the sole letting agents.

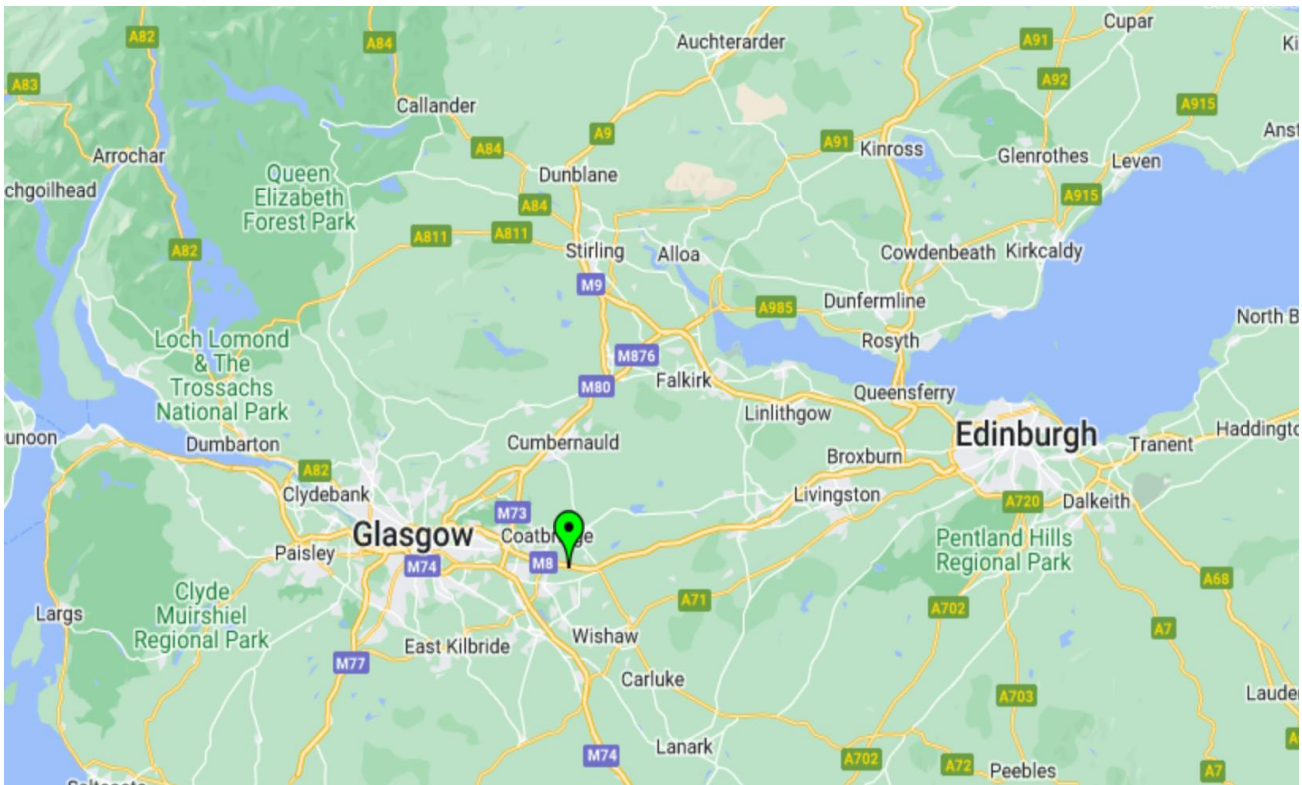


David Simmons  
HSA Retail  
DDI: 0141 548 8061 or 07739 590 858  
Email: [david.simmons@hsaretail.com](mailto:david.simmons@hsaretail.com)

**Subject to Contract**  
**Date: June 2023**

HSA Retail Limited and HSA Retail Partners Limited trading as HSA Retail for themselves and for the vendors or lessors of this property whose agents they are given notice:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, reference to condition and necessary permissions for use and occupation, and other details 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 and are advised to do so;
- (iii) no person in the employment of HSA Retail Limited or HSA Retail Partners Limited trading as HSA Retail has any authority to give representation or warranty whatsoever in relation to this property;
- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.



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