

To Let

MODERN SPACE READY FOR MODERN BUSINESS



Minerva Way, Glasgow G3 8AU



Individual suites available from approximately 1,640 sq ft (152.40 sq m)

Finnieston Business Park

Minerva Way, Glasgow G3 8AU

Located to the west of Glasgow's Central Business District, Finnieston Business Park comprises three self-contained office pavilions with secure parking accessed via a controlled access barrier.

Each pavilion is formed over two floors and provides modern open plan office accommodation, with each suite benefiting from self-contained tea preparation and toilet accommodation.

Finnieston is a thriving and vibrant location, being on the doorstep of the Scottish Event Campus (SEC) & OVO Hydro, making it a popular destination for casual dining and bars. The area is home to many of Glasgow's most popular restaurants and has become a hub for many businesses, particularly those in the creative sector.

Transport connections are excellent, with the M8 motorway and regular bus services all close at hand. Exhibition Centre Station is within 2 minutes' walk of the development which connects to Glasgow Central Station.



READY MADE FOR MODERN BUSINESS



Modern open plan offices



Dedicated toilets & tea prep areas



Accessible entrance (Ground floor suites)



Suspended ceilings with LED lighting



Perimeter & under floor trunking



Central heating



Double glazing



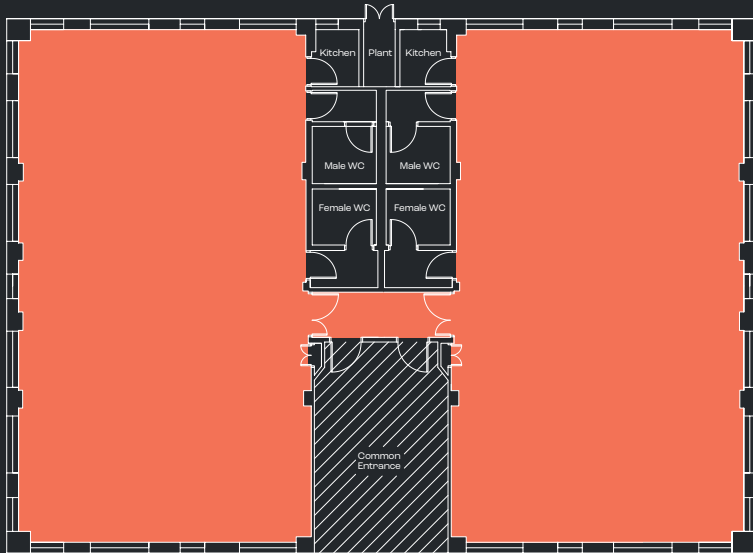
Secure car parking



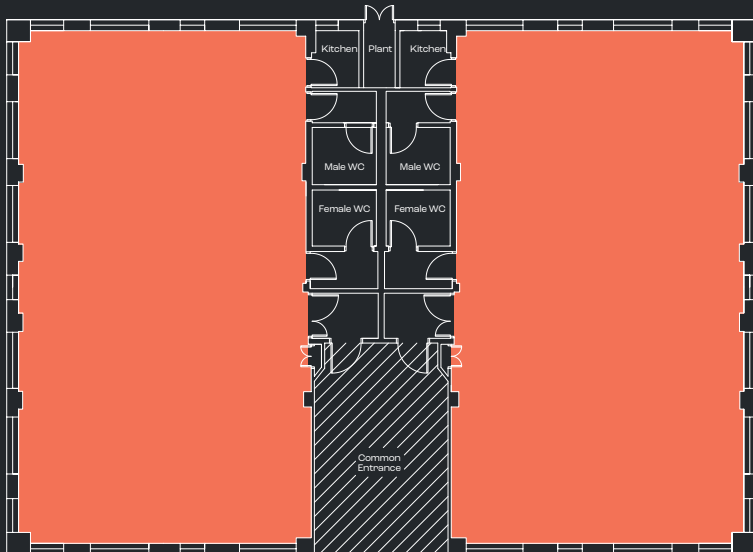
*Photos are indicative only

INDICATIVE FLOOR PLANS

Ground Floor



First Floor



Finnieston Business Park

Car Parking

Parking in the development is provided at a ratio of 1 space per 400 sq ft plus there is on-street metered parking in the immediate vicinity where business permits are available from Glasgow City Council.

Service charge

There is a service charge in respect of common internal and external parts, with further details via the joint agents.

Rates

Information upon request. Rates relief may be available, depending on suite size.

Lease Terms

All suites are available to let on new flexible Full Repairing and Insuring terms for a lease term to be agreed.

ALL ENQUIRIES

Please contact the joint letting agents:

**AVISON
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