

ALL ENQUIRIES



TRILOGY

two

Flexible office space available from
25,700 – 50,416 sq ft



SPACE AVAILABLE FROM **25,700 – 50,416 SQ FT**

- Large floor plates of c.25,000 sq ft
- VRF Air Conditioning
- 3 metre clear floor to ceiling height
- 150mm raised access floors
- Suspended acoustic tiled ceilings
- Full disabled access and disabled toilets on each level
- Male and female toilets with shower facilities
- Car parking ratio 1:220 sq ft
- Additional car parking can be provided increasing the ratio to 1:160 sq ft



two

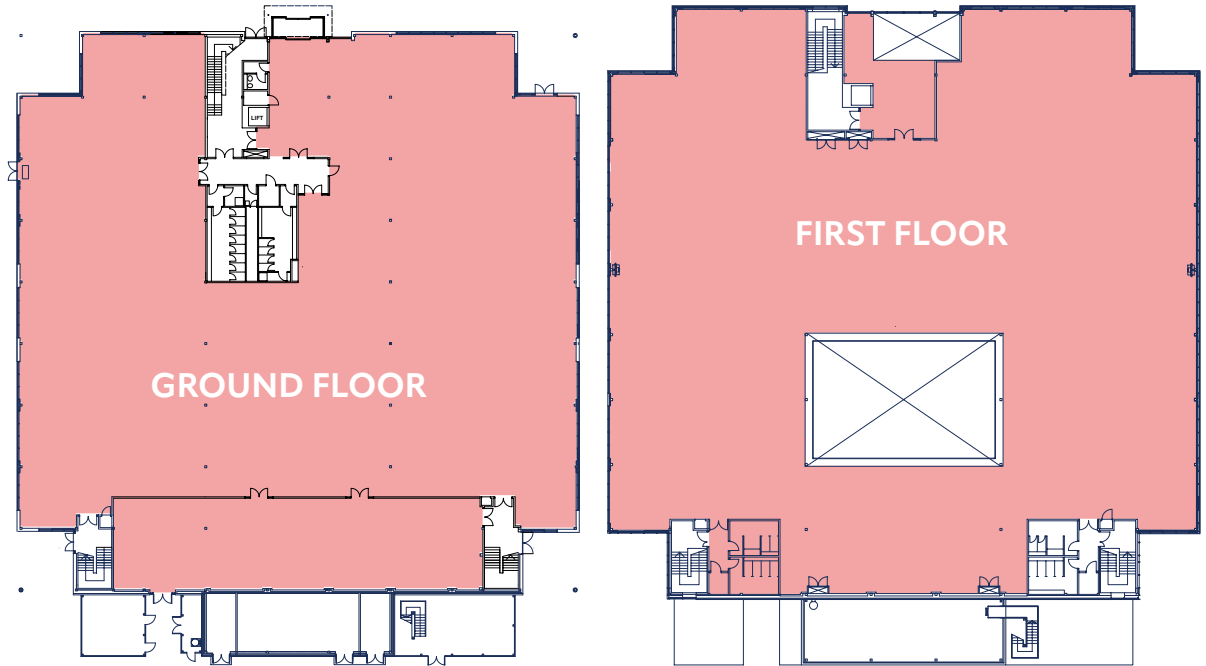




two

DESCRIPTION & ACCOMMODATION

Trilogy Two offers high levels of car parking at a ratio of 1:220 sq ft.



The available accommodation has been measured to the following sizes:

Floor	Area Sq Ft	Area Sq M
First Floor	25,700 sq ft	2,387 sq m
Ground Floor	24,716 sq ft	2,296 sq m
Total	50,416 sq ft	4,683 sq m





TRILOGY

two

QUOTING INFORMATION

The subjects are available on Full Repairing and Insuring lease terms. Attractive packages are available subject to lease term and covenant. Offers are invited for our clients heritable interest in the subjects with the benefit of vacant possession

LEGAL COSTS

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

EPC

The property has an EPC of A.

VAT

The subjects are elected for VAT. Delete reference to vat payable on rent.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment via the joint letting/sales agents

G M Brown

info@gmbrown.co.uk
0141 212 0059

Martin Speirs

martin.speirs@cbre.com
0141 285 8906

G·M·BROWN

CBRE

CBRE Limited and G M Brown Property Consultants Ltd on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties 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. No person in the employment of CBRE Limited and Savills Limited has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract, June 2024. Design by Ninetwo.

