

Monarch Court: Office Pavilions For Sale or Lease

From 100 sqm (1,080 sqft)
to 770 sqm (8,290 sqft).

MONARCH COURT
CARDONALD PARK GLASGOW



A development by



Shepherd Developments
www.shepherddevelopments.com

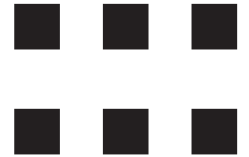
Cardonald Park is a 13 hectare (32 acre) site comprising mixed-use development and is **strategically located** adjacent to **J25** of the **M8** motorway, linking the site to all routes on the **Scottish motorway network**.

Monarch Court is a substantial new development occupying the **prime location** at the entrance to the park, which offers a high degree of visibility from the **M8**.

It provides **generous parking** in front of the buildings, equal to 3.7 spaces per 92.9 sqm (1,000 sqft).

For companies looking to relocate into Glasgow or indigenous businesses seeking expansion, Cardonald Park offers **quality office accommodation** and **exceptional versatility**.

The park offers a first class working environment in a landscaped, actively managed setting.



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Local Facilities and Amenities:

Extensive local facilities are available within close proximity to Monarch Court.



Meiklewood House nursery is located 1/4 mile away at **Meiklewood Gate**, just off Meiklewood Road.



Braehead Shopping Centre is located 1.6 miles from Monarch Court and includes a food court, Sainsbury's, Marks and Spencer, Boots, Next, IKEA etc.

At nearby Hillington, there are two petrol stations, a crèche, a Brewers Fayre pub/restaurant and a Post Office.

Food services include Greggs, Burger King and Somerfield Supermarket.



Other Cardonald Occupiers:

- | | |
|--|------------------|
| 1 The Daily Record | 4 Cendris |
| 2 TUI UK Ltd | 5 EuroPC Limited |
| 3 Blick UK Ltd / Amey / Glasgow City Council | 6 Volvo |





The Development:

Monarch Court provides a high-profile two-storey office development of small business units designed as terraces and semi-detached units.

The design incorporates an 'L-shaped' plan of **six terraced** units and **two semi-detached** units. All of these are orientated towards the main site approach road together with **98 allocated car parking spaces**.

The design of the individual units comprises a simple palette of materials including an alternating black and white polished block façade with **stunning 'fin wall' design**.

The units can be **occupied individually**, **shared** or **combined** as a 'pair of units' in order to meet the needs of the individual requirements.

Individual units range from 100 sqm (1,080 sqft) to 420.2 sqm (4,523 sqft). Combined units can easily accommodate requirements up to 770 sqm (8,290 sqft). Each unit has its own distinctive façade, clearly distinguishable from its neighbour and provides an **innovative and independent solution** for occupiers.

The units have their own glazed double height entrance lobby, feature staircase and individually coloured internal wall. At night, each façade will be externally lit to create a **striking image** to all visitors to **Cardonald Park**.

Proposed floor areas:

Office Number	Net Internal Area (Ground Floor) sqm (sqft)	Net Internal Area (First Floor) sqm (sqft)	Total Net Internal Area (Per Unit) sqm (sqft)	Typical Occupancy (Per Unit)* Number of People	Car Parking (Per Unit) Number of Spaces
1	118.0 (1,270)	119.2 (1,283)	237.2 (2,553)	25	9
2	100.3 (1,080)	105.7 (1,138)	206.0 (2,218)	20	8
3	122.3 (1,316)	127.8 (1,376)	250.1 (2,692)	25	10
4	144.4 (1,554)	149.9 (1,613)	294.3 (3,167)	30	12
5	166.4 (1,791)	171.9 (1,850)	338.3 (3,641)	35	13
6	209.6 (2,256)	210.6 (2,267)	420.2 (4,523)	40	16
7	192.2 (2,069)	192.9 (2,076)	385.1 (4,145)	40	15
8	192.2 (2,069)	192.9 (2,076)	385.1 (4,145)	40	15

*Based on 1 person per 10 sqm.

Whole units or individual floors are available for sale or lease.

Specification Summary:

- Modern contemporary design
- Each unit has been designed for optimal flexibility
- Polished block façade
- 2.7m floor to ceiling height
- Full access raised floor system with 150mm clear void with floor boxes
- Fully carpeted
- High quality internal finishes
- Double glazed windows
- Gas fired central heating
- Kitchenette facility on each floor
- Male (disabled) and female WC's on each floor
- Individually allocated car parking spaces
- Energy efficient
- Low maintenance liability

Optional Extras*

- Security options including internal shutters and security alarms etc.
- Lifts can be installed for full accessibility
- Comfort cooling

*Optional extras are available at an additional cost.



road



Trail

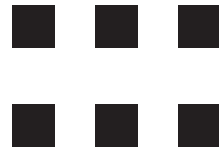


air



Glasgow International Airport is approximately 5 minutes by car (3 miles) via the M8 and Glasgow **Prestwick International Airport** is within 40 minutes drive time, with direct access from the M77. Both of these airports offer regular domestic and international flights to many destinations.

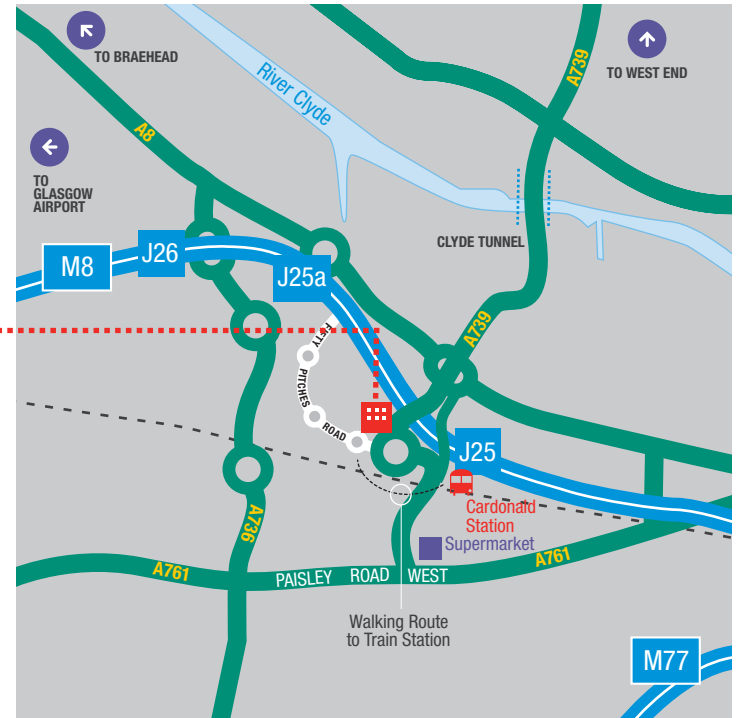
Destination:	Miles:	Drive time (approx):
Edinburgh	49	50 mins
Falkirk	28	25 mins
Stirling	32	30 mins
Ayr	34	35 mins
Perth	63	1 hr
Dundee	86	1 hr 25mins
Carlisle	94	1 hr 30mins
Aberdeen	150	2 hr 30mins
Newcastle	157	2 hr 30mins
Leeds	200	3 hr 15mins
Manchester	220	3 hr 30mins



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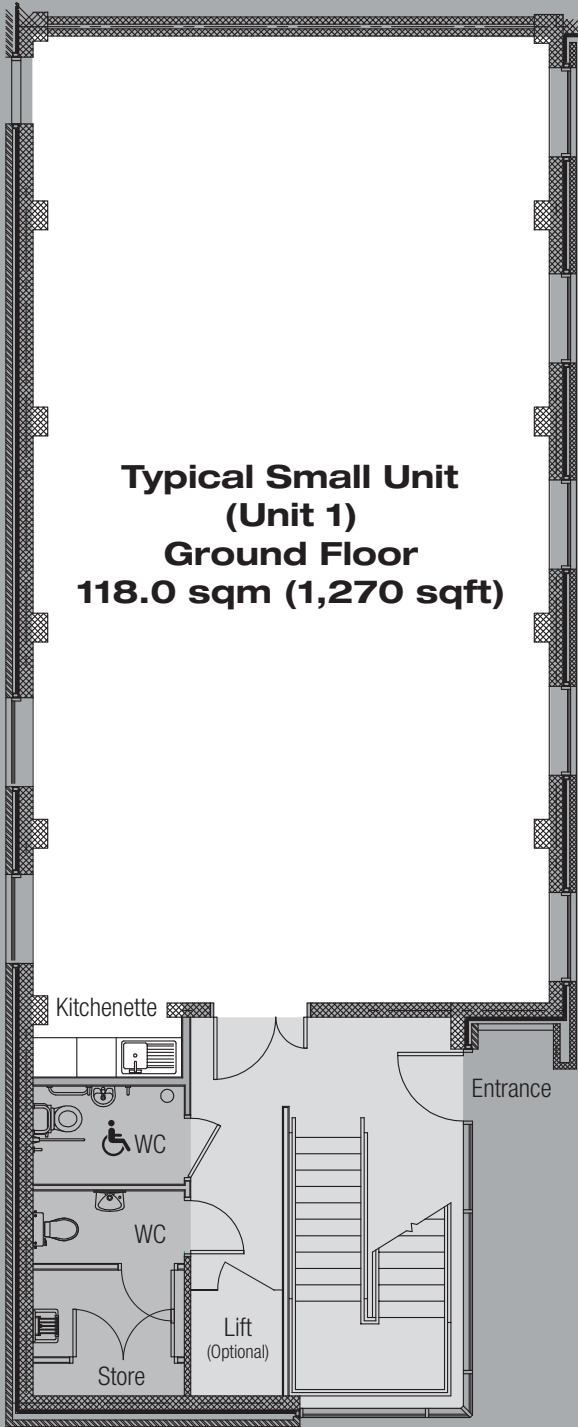
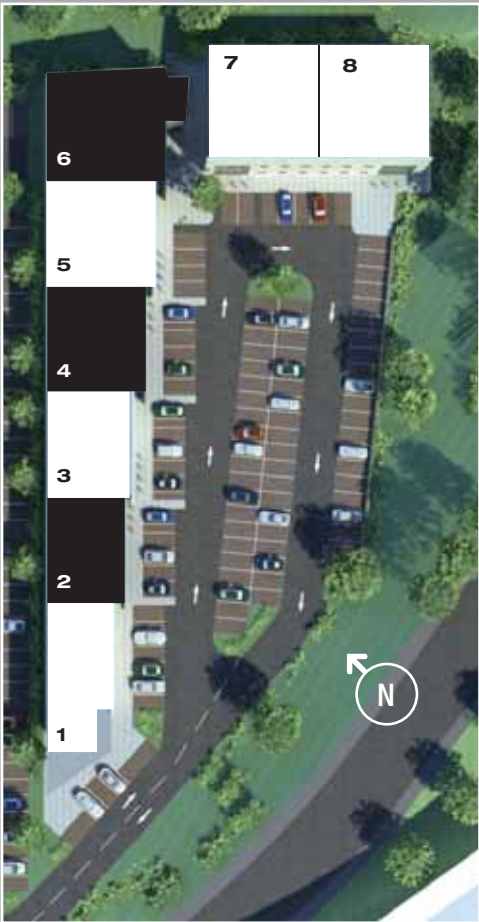
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Schedule of Accommodation: Ground Floor Plans

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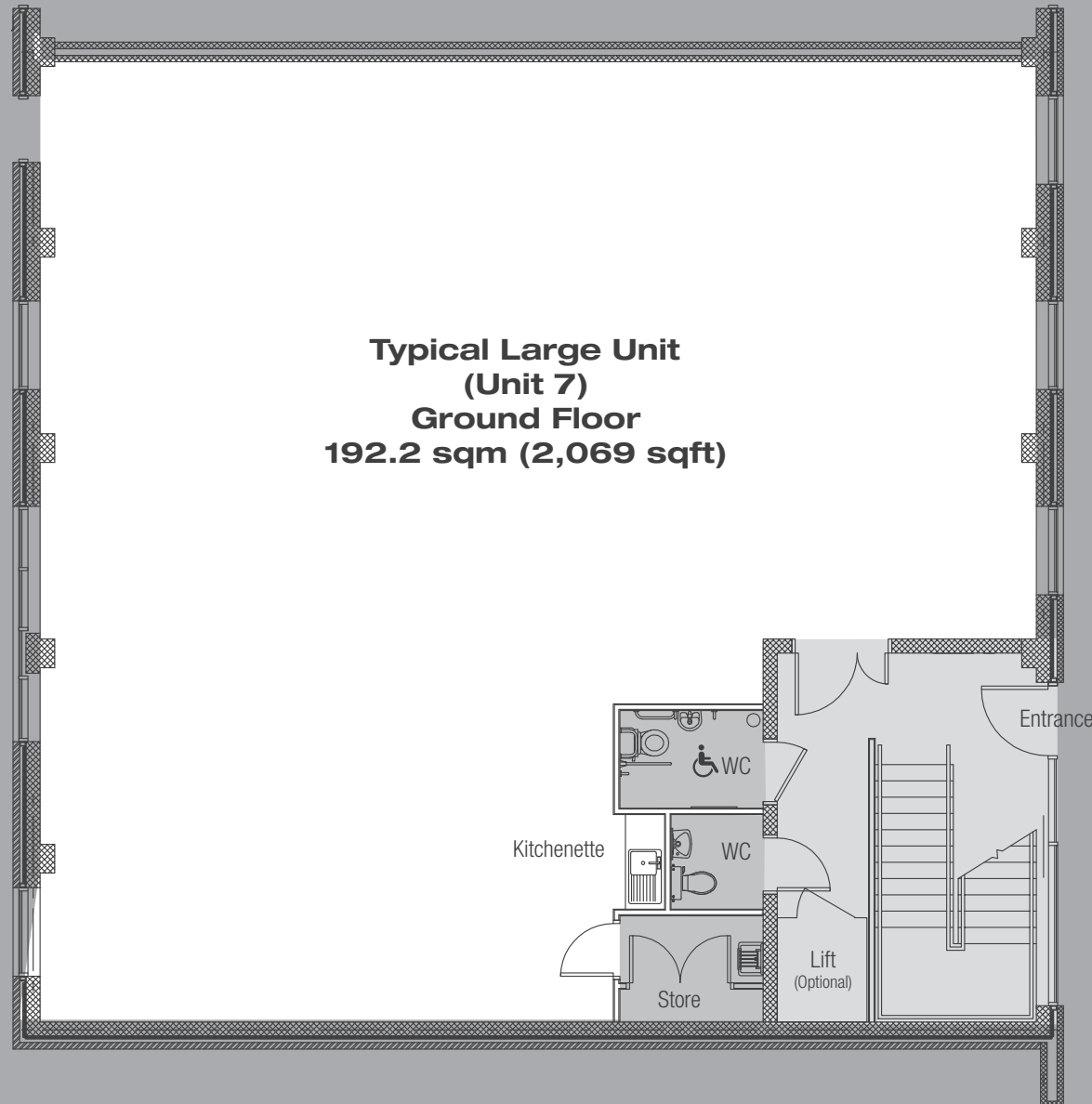


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Schedule of Accommodation: Ground Floor Plans



**Typical Large Unit
(Unit 7)
Ground Floor
192.2 sqm (2,069 sqft)**



For further information
please contact:



A fly by and e-brochure of the development are available for viewing and download at www.shepherddevelopments.com

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