

space



To Let

First Floor Opportunity

From 7,757 sq ft – 17,852 sq ft (721 – 1,658 sq m)

**3 Kings Inch Place, PA4 8WF,
Braehead Glasgow**

High quality office space in a prime location offering an attractive combination of quality, style and flexibility.

Available Accommodation

First Floor Opportunity

From **7,757 sq ft – 17,852 sq ft (721 – 1,658 sq m)**

Can be subdivided to provide a range of sizes between **7,757 sq ft** to a full floor of **17,852 sq ft**.

02



Sonas is a high-quality office building located in a prominent position at the heart of Braehead. Surrounding occupiers include SD Worx, Lenovo, Circle Healthcare, Azets, Porsche, Porcelanosa and Glasgow Audi.

The building provides large, open plan floorplates set within an attractive landscaped environment with excellent natural daylight and views of the surrounding area.

Internally, the accommodation is accessed via two passenger lifts set within the impressive full height entrance atrium.







Specification

- High quality finishes throughout
- Suspended ceiling with modern recessed light fittings
- Full 150mm depth raised access floor
- Male, female and disabled toilet facilities
- Air-conditioning
- Generous car parking provision (pro-rata allowance of 1 space per 377 sq ft)
- DDA Compliant
- EPC Rating: C



sonas

Location

Braehead

Braehead is a growing commercial and residential area which is centred on the 800,000 sq ft Braehead Shopping Centre. The centre comprises over 110 retail units and is anchored by Marks & Spencer and Sainsbury's. In addition, Xscape Braehead nearby offers a range of facilities including an bowling alley, cinema and a variety of bars and restaurants.

Sonas

Sonas is situated in a strategic location with immediate access to the M8 motorway at Junctions 25a and 26. The motorway affords excellent access to the city centre and Glasgow Airport with drive times of 10 minutes and 5 minutes respectively. In addition, Braehead is served by a dedicated bus terminal with regular 15 minute services to the city centre and other areas in the immediate vicinity.



City Centre
10 minutes



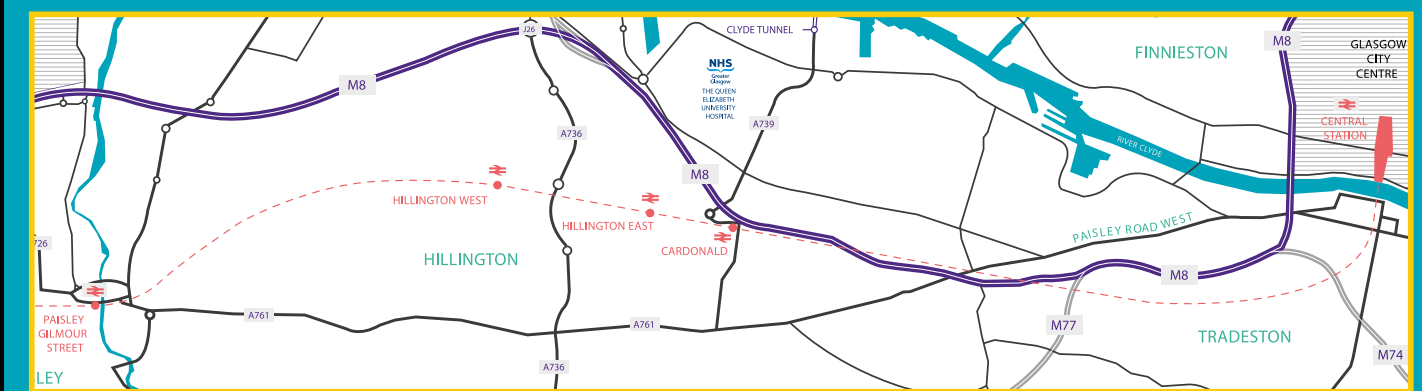
Glasgow Airport
5 minutes drive



City Centre
15 minutes



Shopping Centre
1 minute walk



sonas

Lease Terms

Available on Full Repairing and Insurance lease terms to be agreed.

Viewing

For further information please contact:

Fergus Maclellan

Mobile: 07964 554 345

fergusadaptcommercialproperty.com

Adapt | COMMERCIAL PROPERTY
0141 266 0571

Adapt Commercial Property on their own behalf and for vendors or lessors of this property, whose agents they are, give notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. August 2024.



08