

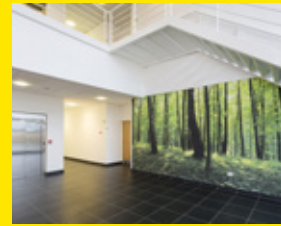


Nova Business Park

Orion House

Junction 2 M80
Glasgow, G33 1AP

Good quality open
plan accommodation



Location

Nova Business Park is located 5 miles to the north east of Glasgow city centre, accessed immediately off Junction 2 of the M80 motorway. This provides excellent access to the main motorway network of Scotland via the M80, M8, M73 and M74.

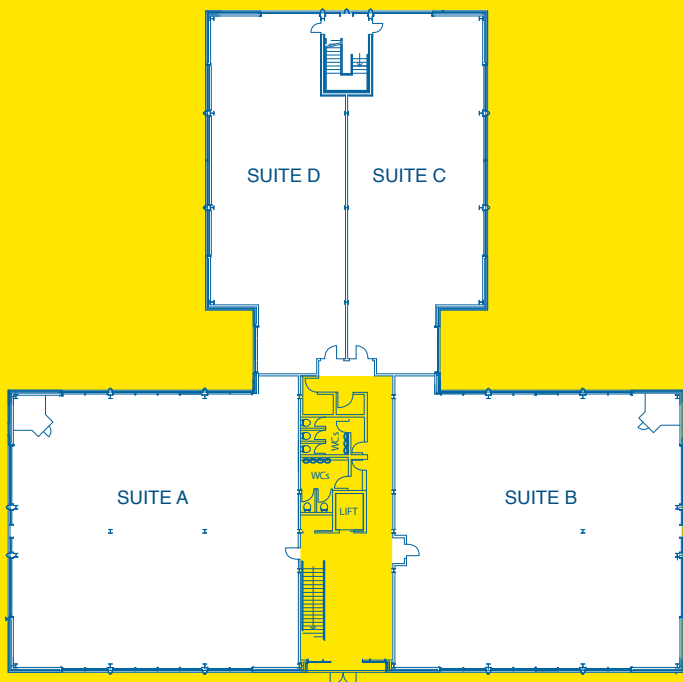
Barnhill railway station is approximately 2 miles away providing access to the city centre. Lenzie railway station is 3 miles away, which provides a direct link to Edinburgh.

Robroyston Retail Park is immediately adjacent to the site providing an ASDA superstore, Costa Coffee, McDonald's restaurant and a Pure Gym amongst other retailers. In addition, Wallace Well Farm restaurant is situated within the site.

Accommodation

Floor	Sq M	Sq Ft
First Floor (Suite A)	339.2	3,651
First Floor (Suite B)	338.9	3,648
First Floor (Suite C)	Scott Bennett Associates	
Ground Floor (Suite A)	344.4	3,707
Ground Floor (Suite B)	Enchanted Forest	
Ground Floor (Suite C)	Enchanted Forest	
Ground Floor (Suite D)	186.9	2,012

Typical Floor Plate



Building Specification

- Double height entrance
- CCTV
- 24 hour access
- High quality reception area
- Passenger lift
- DDA compliant
- Secure door entry system
- Open plan office accommodation
- Raised access floor
- Suspended ceiling with integrated lighting
- Male, female and ambulant toilets

Terms

The property is available to lease. Further information can be obtained from the joint letting agents.

EPC Rating

The property has a C+ rated EPC.

Viewing and Further Information

Strictly by appointment through the joint agents:

Lambert Smith Hampton
0141 226 6777
www.lsh.co.uk

PARADIGM
0141 227 4681