



# TITANIUM1

BRAEHEAD | GLASGOW



**HIGH QUALITY OFFICE ACCOMMODATION TO LET**  
**UP TO 718 SQ M (7,726 SQ FT) WITH EXTENSIVE CAR PARKING**

**PART NOW LET**

## LOCATION

Titanium 1 is situated in a strategic location on King's Inch Road with immediate access to the M8 motorway at Junctions 25A and 26, providing excellent access to Glasgow City Centre and Glasgow Airport as well as the M74 motorway, which is now extended to provide a faster and direct route to Carlisle and the South from the West of Glasgow.

The property is well served by public transport, with a number of bus routes passing along King's Inch Road. In addition there is a dedicated bus terminal at Braehead with over 600 buses each day, having direct services to and from many locations including Glasgow City Centre, Paisley, Renfrew, Erskine and Glasgow Airport.

Titanium 1 is served by a wealth of on site amenities and Braehead is a growing commercial and residential area, which is centred on the 800,000 sq ft Shopping Centre and Xscape entertainment complex. Both offer a wide range of cafes, restaurants and bars. There is also a choice of two national hotel chains; a Campanile Hotel and a Travelodge. Surrounding occupiers include Xerox, Campbell Dallas, Ceridian and Lenovo.

Titanium 1 is an imposing building and occupies a prominent site on one of the main arterial routes leading to Braehead, and is positioned at the entrance to King's Inch Place.





## DESCRIPTION

The building is entered via a double height feature entrance and provides high quality office accommodation and common parts over two floors. The available office space is at first floor level.

### Building Specification & Features

- Rotating door, with separate disabled access
- 24 hour access
- CCTV coverage
- Dedicated reception area
- Passenger lift
- DDA compliant
- High quality finishes

### Office Specification

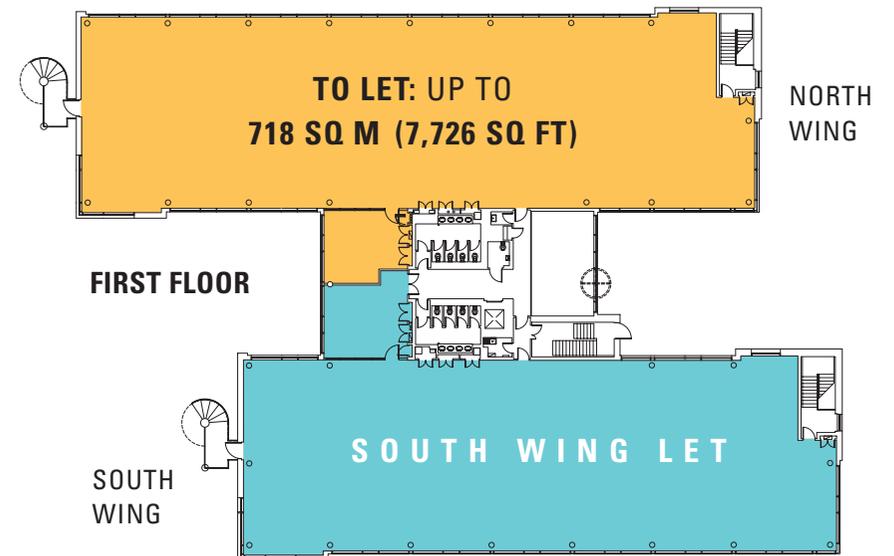
- Open plan office accommodation
- Raised access floor with integrated floor boxes
- Carpeted throughout
- Suspended ceiling with integrated lighting
- Heating and cooling system
- Male, female and disabled toilets on each floor

## ACCOMMODATION

The first floor can accommodate requirements up to 718 sq m (7,726 sq ft).

### Car Parking

The remaining office space benefits from a very generous allocation of 31 dedicated spaces, excluding disabled/visitor parking. This equates to a ratio of 1 car space per 249 sq ft.



# TITANIUM 1

BRAEHEAD GLASGOW

UP TO 718 SQ M  
(7,726 SQ FT)



## Terms

The accommodation is available on Full Repairing and Insuring lease terms with the landlord being prepared to adopt a flexible approach in relation to lease lengths to accommodate occupier's specific requirements.

## EPC Rating

The property has an EPC rating of F+. This rating is likely to be improved upon completion of landlord's works.

## Legal Costs

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

The ingoing tenant will be responsible for any registration fees and Stamp Duty Land Tax applicable.

## Viewings

Strictly by appointment with the joint letting agents.



Lambert Smith Hampton & Thomson Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants 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; (3) no person in the employment of Lambert Smith Hampton or Thomson Property Consultants has any authority to make or give representation or warranty whatever in relation to this property. Date of production: April 2013. Updated August 2013.