



ESKMILLS

Eskmills, Station Road, Musselburgh, EH21 7PQ

# Location

Eskmills is strategically located on the edge of Edinburgh and specifically situated 5 minutes' walk from the historical town centre of Musselburgh. As well as Eskmills having a Crolla's Bistro on site and a Tesco Extra Supermarket directly behind the park, Musselburgh High Street is within easy walking distance and provides a range of shops, cafes and restaurants while those with a little more time can easily drive to Fort Kinnaird, one of the UK's largest retail and leisure parks in less than 10 minutes.

Eskmills benefits from an easy commute, stopping short of the jams or going in the opposite direction, with fantastic road, rail, bus and cycle links as represented below:



## EDINBURGH

35mins

## BUS ROUTES

X15, 26, 30, 44, 113 & 124



## To Waverley Station

Every half an hour and takes between 7/8 minutes.

## To Glasgow Central

At least once a day, takes 1hr 23mins



## Edinburgh City Centre

20 mins

## Leith

15 mins

## Edinburgh Airport

25 mins

## City Bypass

5 mins

## Haddington

15 mins

## Newcraighall Park & Ride

10 mins

## North Berwick

30 mins

## Dunbar

30 mins

## Dalkeith

10 mins



## Cycle Routes

NCR 1 & 76



## Musselburgh Racecourse

5 minute drive



## Beach

15 minute walk

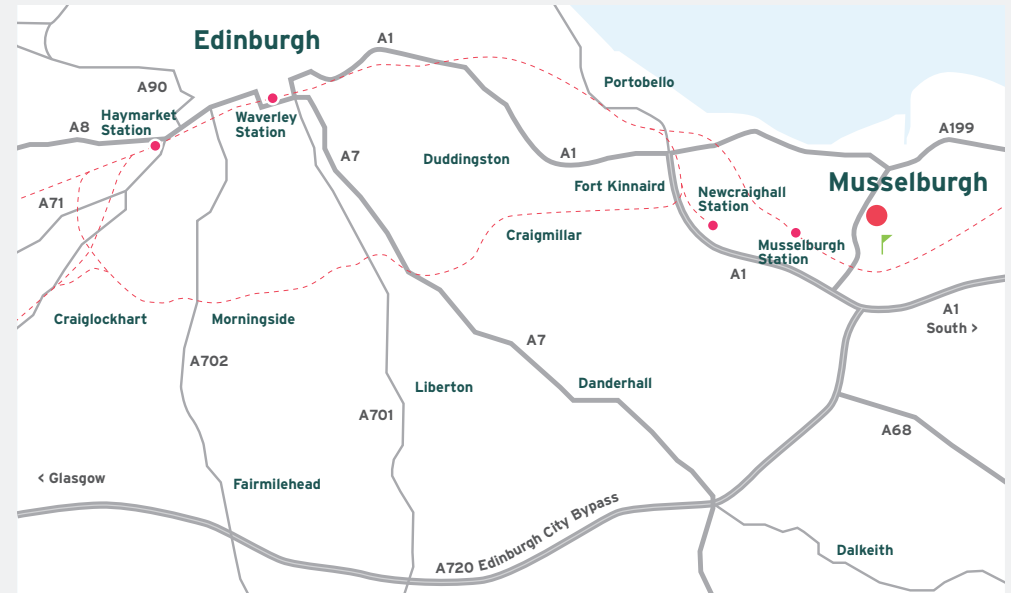


## Musselburgh Old Course Golf Club

5 minute walk



**Free on street parking and 280 dedicated spaces**





# Description

Eskmills has been impressively restored creating a totally unique modern office complex in a stunning historic setting. Eskmills is now a firmly established office location providing an excellent working environment with a thriving business community of over three hundred and fifty people now at the family run Eskmills office development.

Eskmills can accommodate requirements from 1 person up to and over 100 people. It also benefits from some excellent amenities and services including:

- Open plan office suites
- Concierge
- On site management team promoting a friendly atmosphere and making it as easy as possible for tenants to run their businesses
- Meeting room facilities
- 24 / 7 secure access
- Dedicated Fibre broadband line into the development offering various packages to suit needs, with speeds of up to 100 Mbps up and down
- Traditional or VOIP phone services
- Showers
- Extensive free car parking and ample provision for cyclists
- Crolla's Italian Kitchen
- New on site coffee / lunch pod
- Located next to the river Esk - perfect for a lunchtime walk or run
- On site yoga classes
- Tenant events throughout the year



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< TOWN CENTRE

STATION ROAD

OLIVE BANK ROAD



## Further information

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[www.eskmills.com](http://www.eskmills.com)