

ES&KMILLS

UNIQUE MODERN OFFICES TO LET
WITHIN A STUNNING HISTORIC SETTING

eskmills.com



◆ WELCOME

We're strategically located on the edge of Edinburgh and specifically situated 5 minutes' walk from the historic town centre of Musselburgh. As well as benefiting from a Crolla's Bistro onsite and a Tesco Extra Supermarket directly behind, Musselburgh High Street is within easy walking distance and provides a range of shops, cafés and restaurants. If you have 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.

◆ ES&MILLS



Commuting is easy, avoiding the traffic jams experienced travelling in the opposite direction and you can take advantage of outstanding road, rail, bus and cycle links.

- TRAIN LINE
- ● ● NCR ROUTE 1
- ● ● NCR ROUTE 76



EDINBURGH
35mins
BUS ROUTES
X15, 26, 30, 44, 113 & 124



TO WAVERLEY STATION
Every half an hour - journey takes between 7/8 minutes
TO GLASGOW QUEEN STREET
Every 15 minutes from Waverley - journey takes 1hr



EDINBURGH CITY CENTRE
20 mins
LEITH
15 mins
EDINBURGH AIRPORT
25 mins
FORT KINNAIRD
8 mins

CITY BYPASS
5 mins
HADDINGTON
15 mins

NEWCRAIGHALL PARK & RIDE
3 mins

NORTH BERWICK
30 mins
DUNBAR
30 mins

DALKEITH
10 mins



CYCLE ROUTES
NCR 1 & 76



MUSSELBURGH RACECOURSE
5 minutes drive / 15 minutes walk



DIRECT ACCESS TO GULLANE & NORTH BERWICK BEACHES



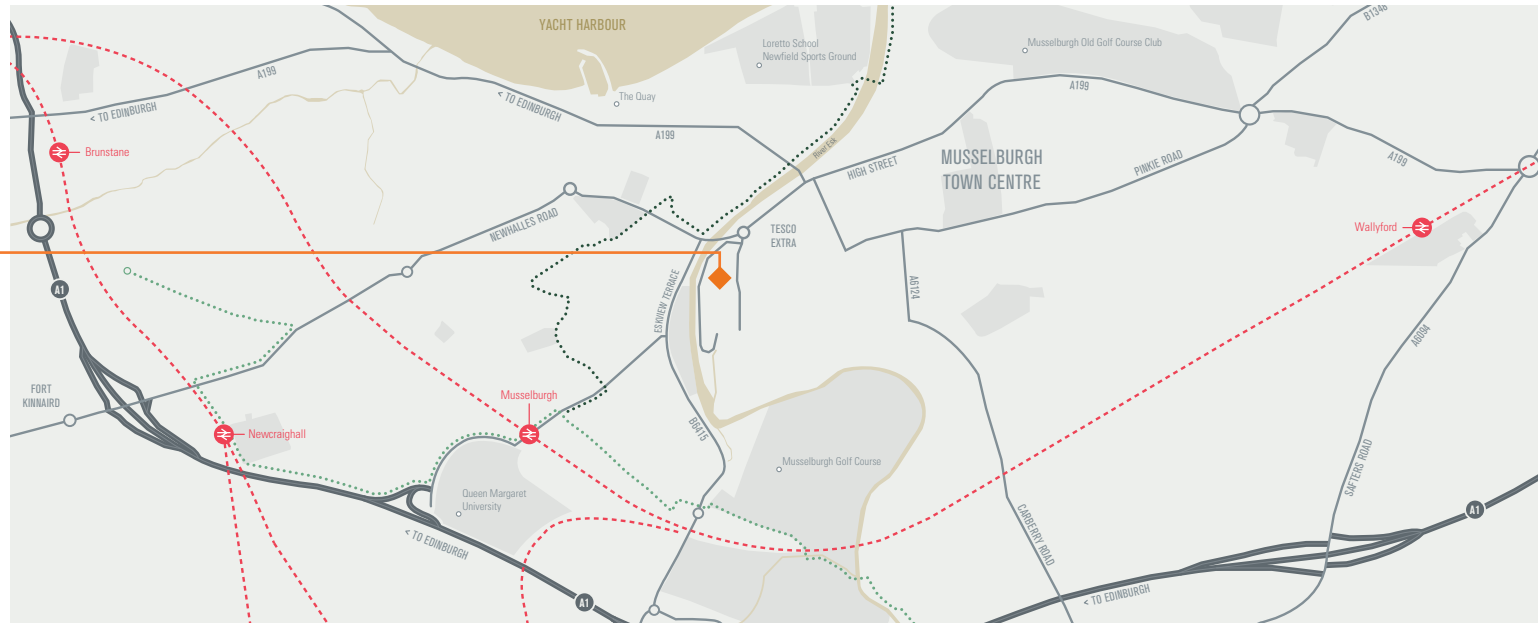
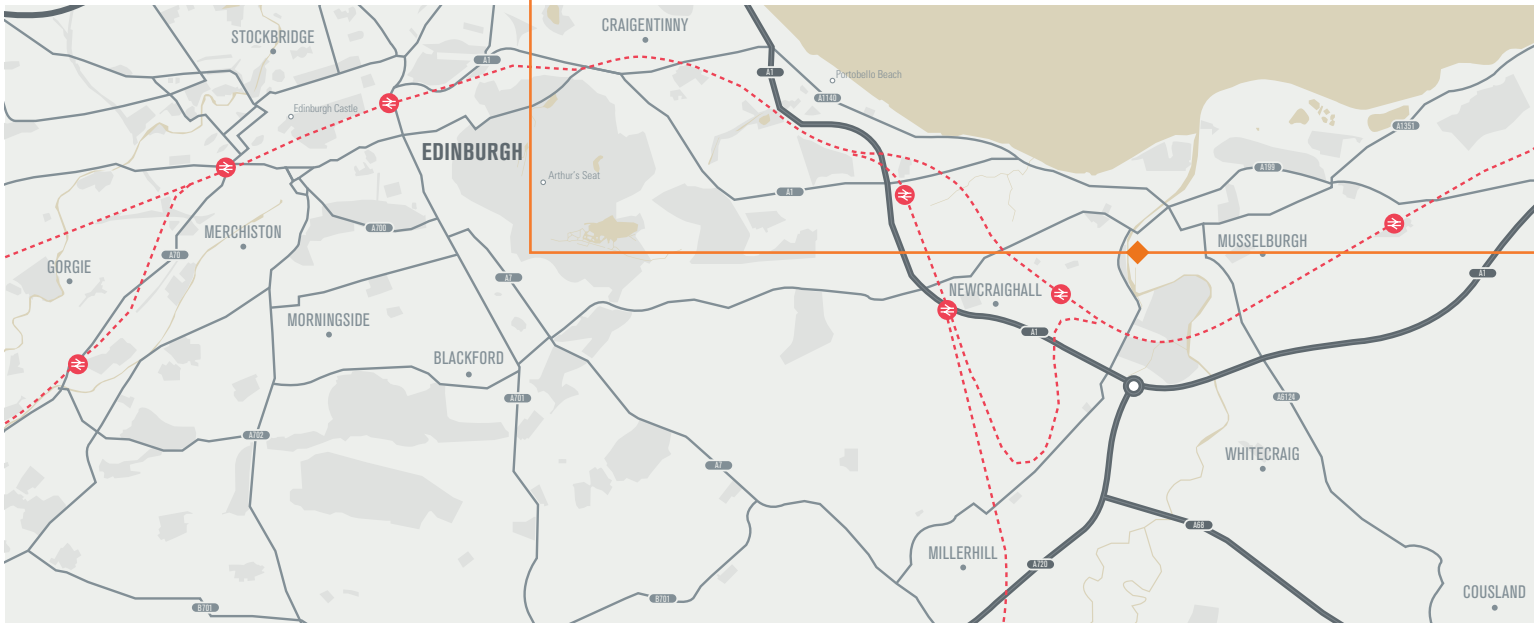
DIRECT ACCESS TO EAST LOTHIAN'S GOLF COAST



FREE ON STREET PARKING AND 280 DEDICATED SPACES



MUSSELBURGH SPORTS CENTRE
3 minutes drive / 15 minutes walk



◆ DESCRIPTION

Eskmills has been impressively restored to create a totally unique modern office complex in a stunning historic setting. Being family run, we pride ourselves on offering an excellent working environment, in a thriving business community that is home to over three hundred and fifty people.

We can accommodate requirements from 1 person up to and over 100 people. Our amenities are first class and you can enjoy the following services:

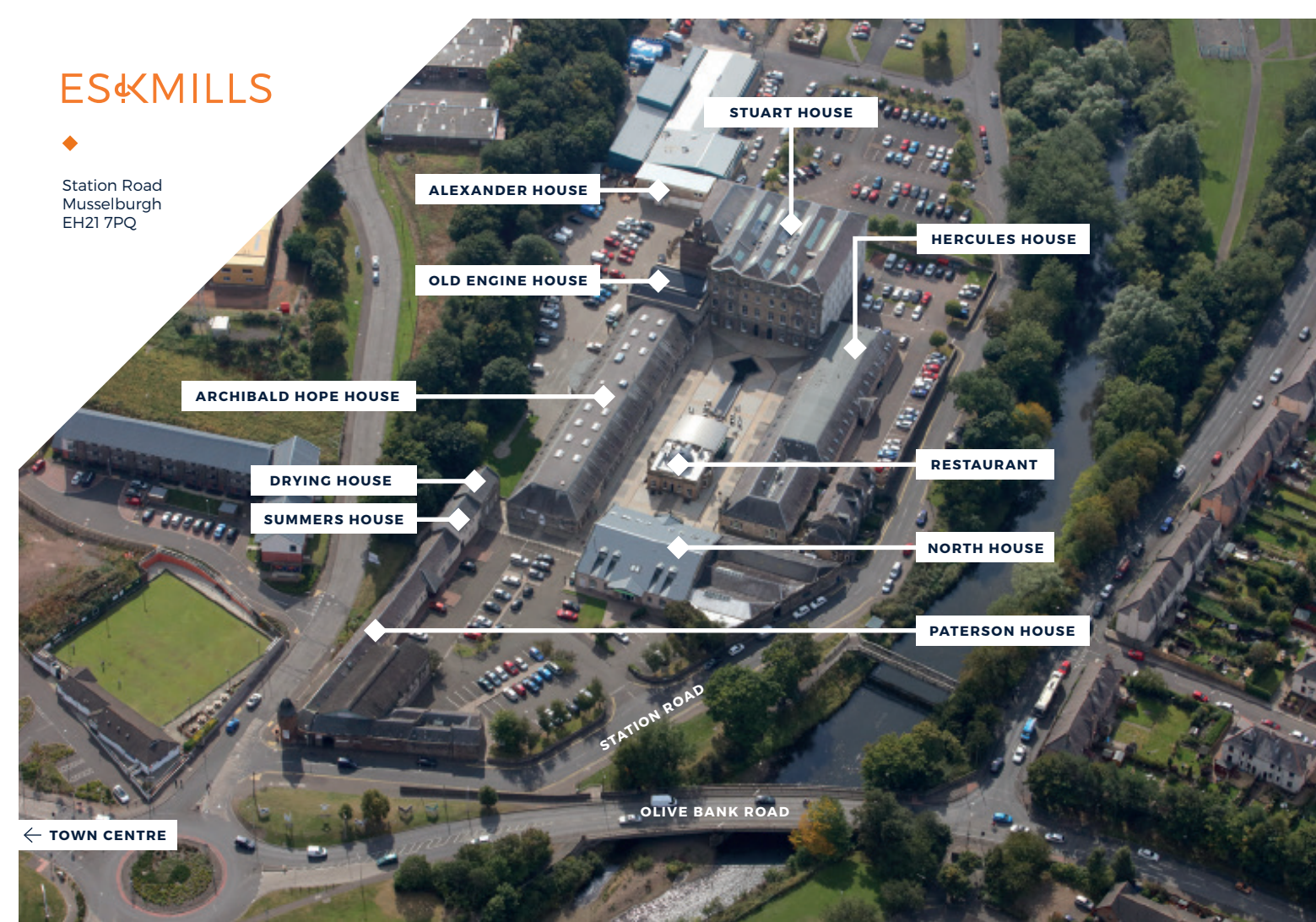
- Open plan office suites
- Concierge
- Onsite management team promoting a friendly atmosphere and making it as easy as possible for you to run your business
- Meeting room facilities
- 24 / 7 secure access
- Dedicated Fibre broadband line into the development offering various packages to suit needs, 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
 - perfect for a lunchtime walk or run
- Onsite yoga classes
- Tenant events throughout the year
- Regular pop up food stalls



ES&MILLS



Station Road
Musselburgh
EH21 7PQ



INSERT(s)

FURTHER INFORMATION

Chris Cuthbert
07989 395 165
chris@cuthbertwhite.com

Gavin G Scott
07982 716 633
gavin@cuthbertwhite.com



0131 202 1880


Neil McConnachie
07818 062 736
nmcconnachie@eyco.co.uk

Neil Gordon
07974 375 823
ngordon@eyco.co.uk



0131 226 2641

Donald Gillies
0131 665 4216
donald.gillies@eskmills.com

 @eskmills
[eskmills.com](https://www.eskmills.com)

ES&MILLS

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