



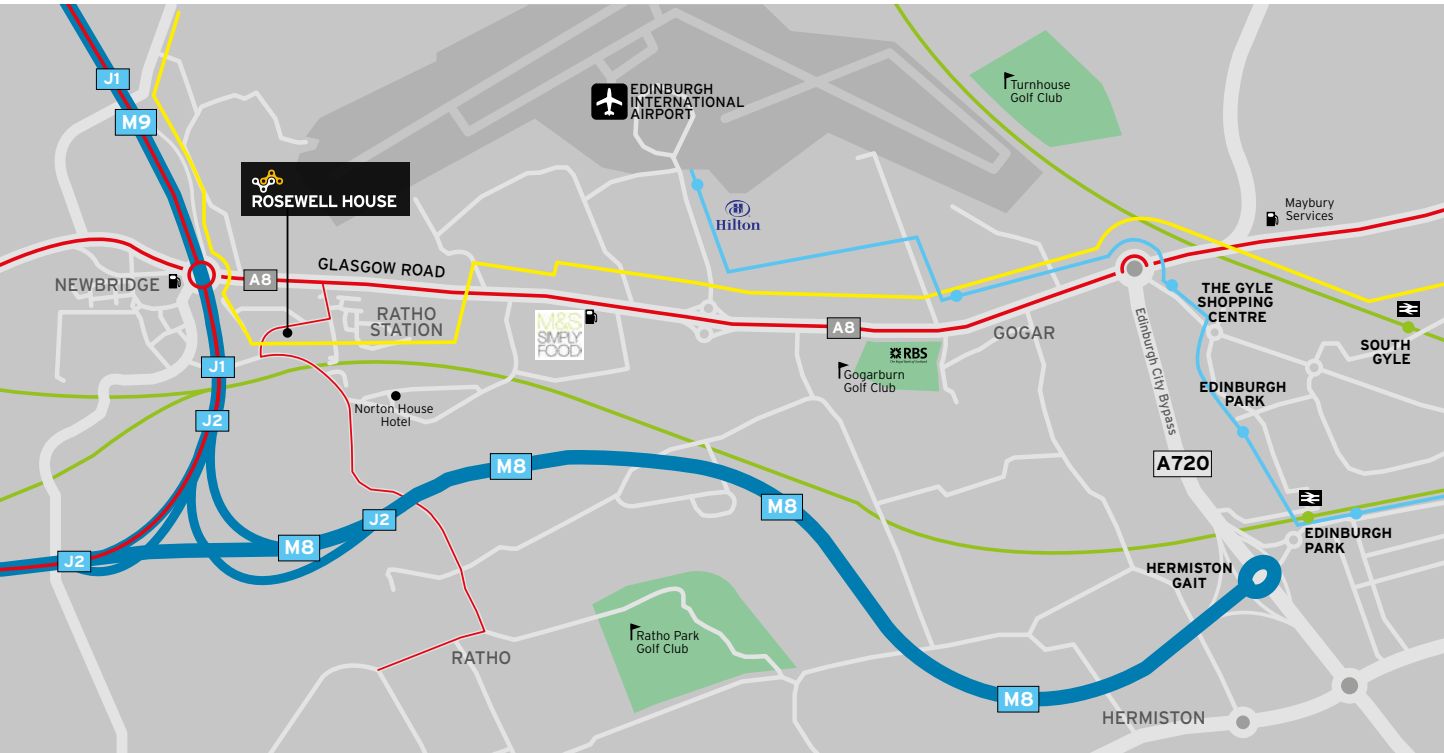
ROSEWELL HOUSE CONNECT BUSINESS PARK EDINBURGH

LAST SUITE
AVAILABLE

Make a connection

**GRADE A SPECIFICATION OFFICES | EXCELLENT TRANSPORT LINKS
TO LET/125 SQM (1,344 SQFT)**

If you want a first class business location...



LOCATION


Newbridge is a thriving commercial business location and the key to its success is excellent connectivity. Connect Business Park provides immediate access to the Scottish motorway network and Central Scotland's cities and towns. The location allows easy access to Edinburgh city centre via car, bus or tram, and Edinburgh Airport is only 2 miles away.

A selection of local amenities are available nearby at RATHO Station, Newbridge, The Gyle Shopping Centre and Hermiston Gait Retail Park.

THE DEVELOPMENT

Connect Business Park is an impressive development situated in Newbridge. The development has been masterplanned and designed by Michael Laird Architects. Rosewell House provides a striking Grade A building which fulfils modern occupier needs.


 **2 minutes**
From M8/M9 Interchange
 City centre: 22 mins
 Livingston: 10 mins
 Glasgow: 43 mins

 **7 minutes**
Edinburgh International Airport
 London: 1 hr 15 mins
 Manchester: 1 hr
 Dublin: 40 mins

 **10 minutes**
From Edinburgh Park and South Gyle Train Stations
 City centre: 6-10 mins

 **30 minutes**
By bus to the City centre
 Lothian, First, Citylink and Stagecoach operate 12 services

 **10 minutes**
From Edinburgh Park and South Gyle Train Stations
 City centre: 7 mins

SAT NAV	2a Harvest Drive, Newbridge EH28 8QJ
	Lat: 55:56:09N (55.9358) Lon: 3:23:47W (-3.39639)

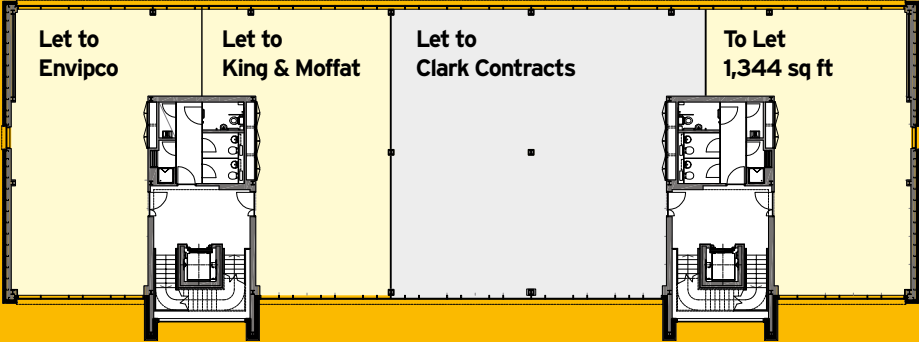
If you need flexible options... Make a connection.

AVAILABLE ACCOMMODATION

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extends to the approximate Net Internal Area detailed below:

FLOOR	SIZE (sq m)	SIZE (sq ft)
Ground	125	1,344
TOTAL	125	1,344

GROUND FLOOR



www.connectedinburgh.co.uk

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SPECIFICATION

- Extensive car parking
- Energy efficient VRF heating and cooling system
- 2 passenger lifts
- Male, female and fully accessible toilets on each floor
- Shower facilities
- Raised access floor
- Floorloading 4+1 KN/m2
- Floor to ceiling height 2.7m
- Suspended ceiling with energy efficient recessed office lighting in accordance with CIBSE LG7 with zoned switching
- BREEAM "Very Good"

TERMS

The accommodation is available on full repairing and insuring terms. Rental information is available upon request.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the in-going tenant being liable for land and building transaction tax (LBTT) and registration dues.

FURTHER INFORMATION

By contacting joint letting agents Ryden LLP and Cushman & Wakefield LLP.

EPC

The property has an Energy Performance Certificate rating of "B". A copy of certificate is available upon request.

RATING

The incoming occupier will be responsible for the payment of Local Authority Rates. Occupiers may be eligible for up to 100% rates relief under the Small Business Bonus Scheme.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).



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A DEVELOPMENT BY SCOTMID PROPERTY