ROSEWELL HOUSE CONNECT BUSINESS PARK EDINBURGH

N. Alter

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

LAST SUITE AVAILABLE

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.



From M8/M9 Interchange

City centre: 22 mins Livinaston: 10 mins Glasgow: 43 mins

7 minutes **Edinburgh International** Airport

London: 1 hr 15 mins Manchester: 1 hr Dublin: 40 mins

10 minutes 2

From Edinburgh Park and South Gyle Train Stations Citv centre: 6-10 mins

30 minutes

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

Ä 10 minutes

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

2a Harvest Drive. SAT NAV Newbridge EH28 80J 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











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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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CUSHMAN & WAKEFIELD

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0131 225 6612

A DEVELOPMENT BY SCOTMID PROPERTY

SCOTMID

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. December 2019.

PROPERTY

