



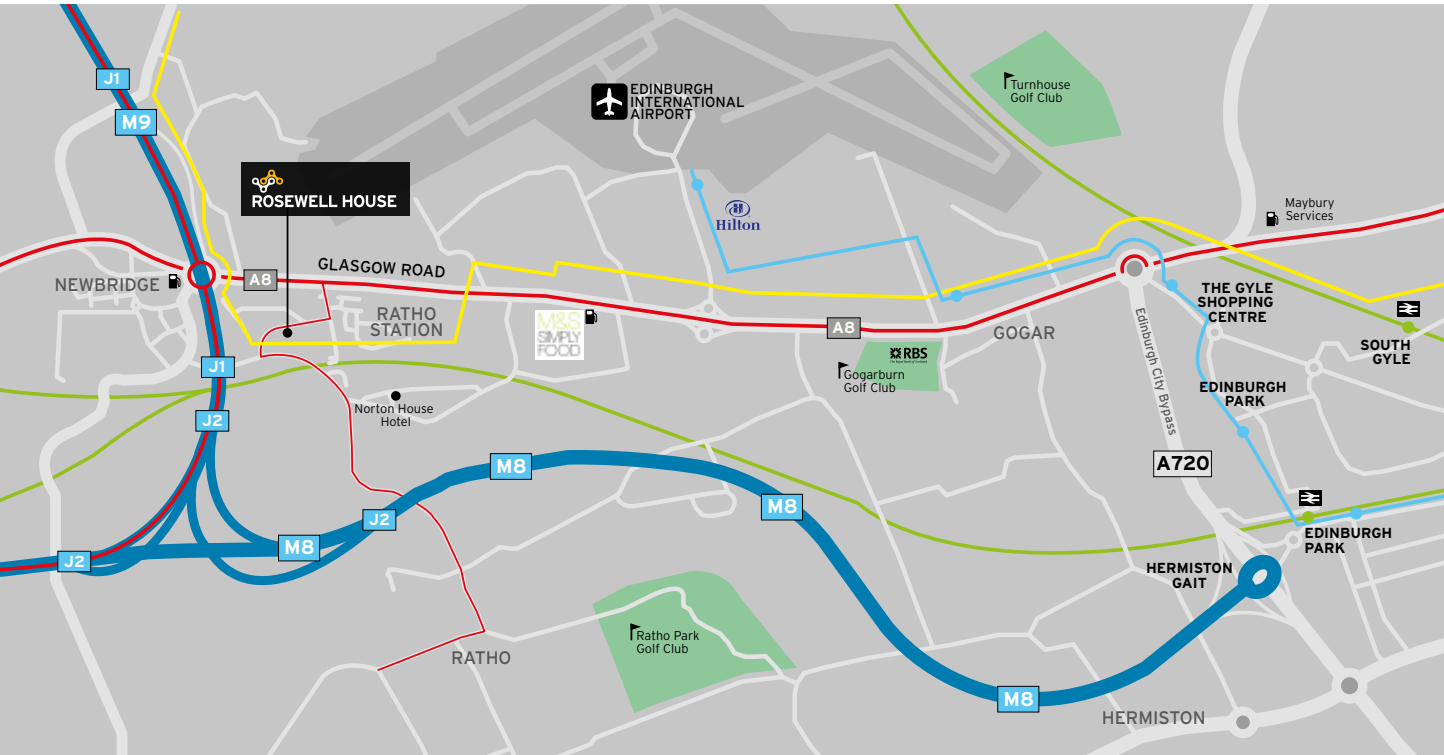
ROSEWELL HOUSE CONNECT BUSINESS PARK EDINBURGH

LAST SUITE
AVAILABLE

Make a connection

**GRADE A SPECIFICATION OFFICES | EXCELLENT TRANSPORT LINKS
TO LET/121 SQM (1,300 SQFT) TO 245 SQM (2,634 SQFT)**

If you want a first class business location...



CYCLE ROUTE TRAIN LINES BUS ROUTES TRAM ROUTES

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. The building is completely flexible and the last remaining ground floor suite can be sub-divided to accommodate various size requirements.

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)

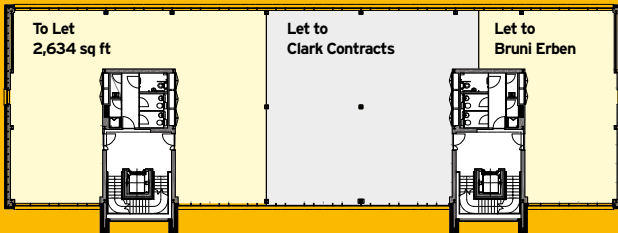
If you need flexible options... Make a connection.

AVAILABLE ACCOMMODATION

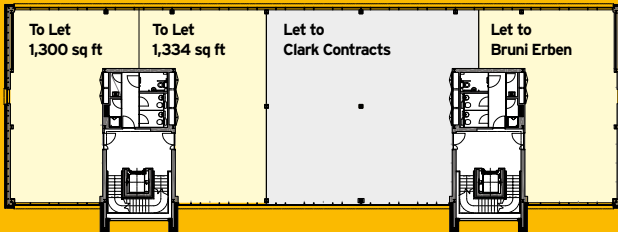
The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extends to the approximate Net Internal Areas detailed below:

FLOOR	SIZE (sq m)	SIZE (sq ft)
Ground	245	2,634
TOTAL	245	2,634

GROUND FLOOR



GROUND FLOOR EAST
245 sq m (2,634 sq ft)



**GROUND FLOOR INDICATIVE
SUB-DIVISION OPTION**

The ground floor east suite can be sub-divided to accommodate requirements from 121 sq m (1,300 sq ft)



www.connectedinburgh.co.uk

Make a connection.



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



stewart.mcmillan@cushwake.com



iain.taylor@ryden.co.uk



A DEVELOPMENT BY SCOTMID PROPERTY