



**Shawfair** Park Edinburgh

**Building 2: 945 sq.m. (10,173 sq.ft.) - 35 car spaces**



**A new, mixed use, sustainable development delivering quality design with integrated transport connections  
Midlothian's Premier Business Park FLEXIBLE / COMPETITIVE / SUSTAINABLE - GRANT ASSISTANCE AVAILABLE**



## Accommodation

The approximate net lettable area of the building is as follows:

<b>Ground Floor</b>	<b>473 sqm</b>	<b>(5,091 sqft)</b>
<b>First Floor</b>	<b>472 sqm</b>	<b>(5,082 sqft)</b>
<b>Total</b>	<b>945 sqm</b>	<b>(10,173 sqft)</b>

- Generous car parking at a ratio of 1 space per 26 sqm (283 sqft) including dedicated disabled/accessible spaces
- Excellent provision of covered cycle stands

## Specification

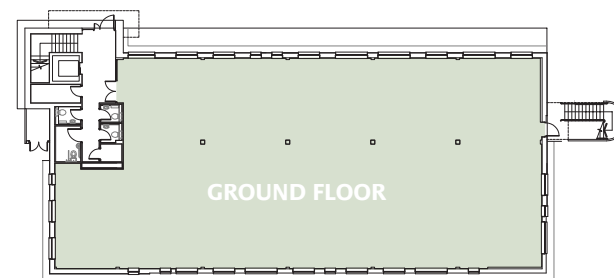
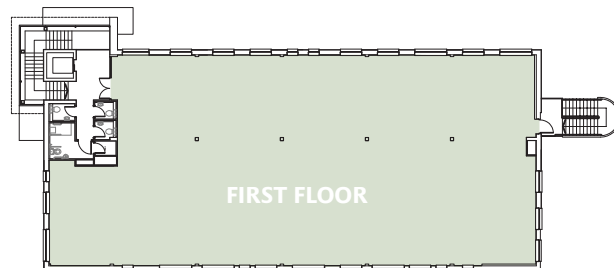
- “Very good” BREEAM classification, providing sustainable accommodation
- Double glazed opening windows throughout
- Naturally ventilated space
- Metal suspended ceilings with LG3 compliant fittings complimented by feature lighting
- Fully accessible raised floor with 150mm clear void. 3 compartment floorboxes are provided at a ratio of 1:10 sqm
- High quality ceramic tiling to entrance and toilet areas
- 8 person passenger lift
- Fully DDA compliant
- High quality male & female toilet facilities, including shower and disabled toilet on each floor
- Capped services provide ability for tenants to retro-fit tea preparation or kitchen facilities
- Gas fired central heating

## Rateable Value

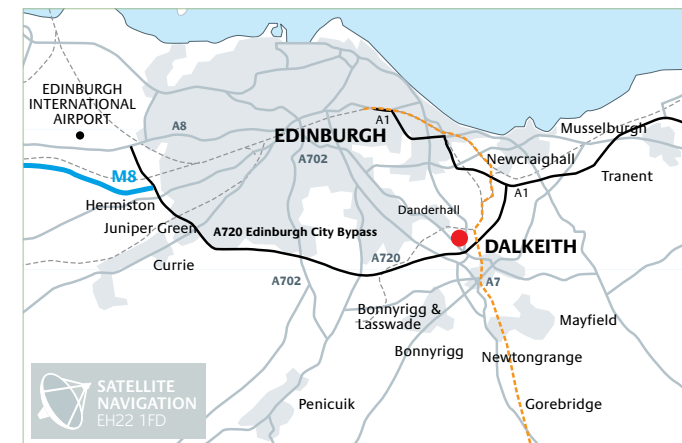
The building will be assessed upon practical completion of all the building works. Please contact either of the joint agents for an indication of likely rates payable.

## Lease and Purchase Terms

On application from either of the joint agents.



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----- PROPOSED EDINBURGH-BORDERS RAIL LINK



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