



Shawfair Park Edinburgh

Building 3: 687 sq.m. (7,400 sq.ft.) - 26 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:

Ground Floor	346 sqm	(3,726 sqft)
First Floor	341 sqm	(3,674 sqft)
Total	687 sqm	(7,400 sqft)

- 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

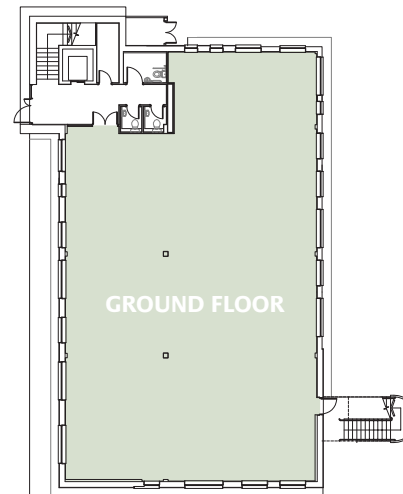
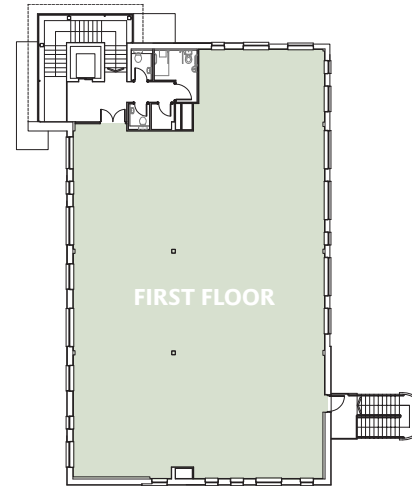
- “Very good” BREEAM classification, providing sustainable accommodation
- Double glazed opening windows throughout
- Naturally ventilated space
- Metal suspended ceilings with LG3 compliant fittings complimented by feature lighting
- Fully accessible raised floor with 150mm clear void. 3 compartment 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

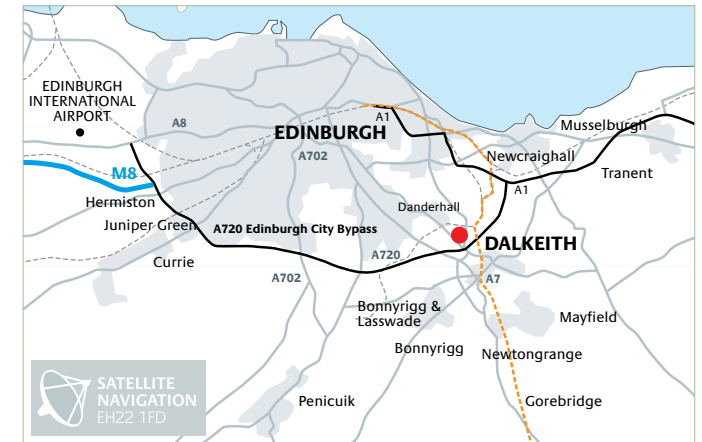
The building will be assessed upon practical completion of all the building works. Please contact either of the joint agents for an indication of likely rates payable.

Lease and Purchase Terms

On application from either of the joint agents.



 **Shawfair Park** Edinburgh



SATELLITE NAVIGATION
EH22 1FD

PROPOSED EDINBURGH-BORDERS RAIL LINK

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