

AIRPARK HOUSE

TO LET / MAY SELL

OFFICE / INDUSTRIAL BUILDING WITH
LARGE CAR PARK

- 1,739 sq m (18,717 sq ft)
- Fully secure site
- Total site area of 1.8 acres
- Highly prominent location fronting onto the Newbridge Roundabout
- Situated next to Edinburgh Airport and the M8 / M9 motorway connections
- Approximately 50 parking spaces



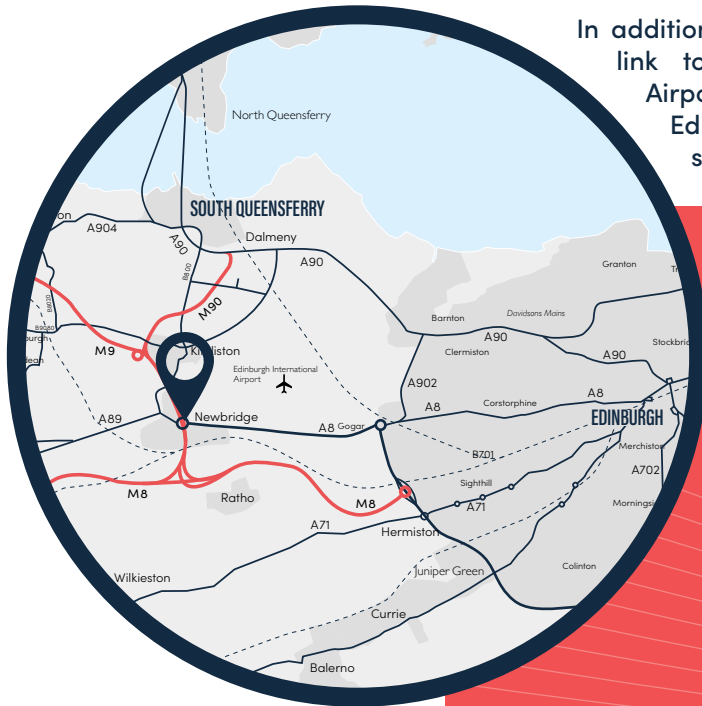
LOCATION

The premises are located in Newbridge, approximately 6 miles to the west of Edinburgh city centre. Newbridge is an established commercial location and a significant transport hub offering comprehensive road, bus, tram and air connections along with immediate access to the central Scotland motorway network.

The property itself benefits from a highly prominent location fronting directly onto the Newbridge Roundabout and Glasgow Road (the A8), a major thoroughfare into Edinburgh. Access is from Queen Anne Drive.

The Newbridge Roundabout is a key interchange where the M8 and M9 motorways converge, facilitating direct access to Edinburgh, Glasgow and Scotland's central belt.

In addition, the A8 provides a direct link to Edinburgh International Airport along with the City of Edinburgh By-pass (A720) situated 3 miles to the east.



DRIVE TIMES

Edinburgh City Centre	20 minutes
Edinburgh Bypass	5 minutes
Edinburgh Airport	5 minutes
Glasgow	40 minutes
Queensferry Crossing	10 minutes



DESCRIPTION

The premises comprise a modern stand-alone commercial building which benefits from a large secure car park within a secure site.

The building is single storey and of steel frame construction which benefits from excellent natural daylight throughout via double glazed elevations.

Internally, the property is currently arranged to provide a mix of modern office space, workshop / laboratories and industrial accommodation which benefits from the following specification:



Attractive reception area



Meeting rooms



Excellent natural daylight



Comfort cooling



Vehicular access door



3 phase electricity supply



Kitchen facilities



Male and female WC facilities



ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide the Internal Area of 1,739 sq m (18,717 sq ft).

BUSINESS RATES

We are advised by the local Assessor Airpark House currently has a total Rateable Value of £153,750. Interested parties are advised to make their own enquiries.

TERMS

The premises are available on a new lease for a period and rent to be agreed. Our client may also consider selling their heritable interest. Further information is available from the agents.

VAT

All prices are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

Available on request.



FURTHER INFORMATION & VIEWING

Please contact the joint agents:

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Subject to Contract

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