

TO LET / FOR SALE 341 SQ M (3,674 SQ FT) TO 1,286 SQ M (13,847 SQ FT)
OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPATION



Shawfair Park
Edinburgh


BUCCLEUCH
PROPERTY

Midlothian's
Premier
Business Park

shawfairpark.co.uk

A new, mixed use, sustainable business park delivering quality design with integrated transport connections.

OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPATION

Occupiers include:

- Ortholink
- Care UK
- PHS

Dalkeith

A720 Edinburgh City Bypass



Spire Healthcare
Private hospital offering a range of day-care hospital services

Borders Rail Link (completion Summer 2015)

Shawfair Rail Stop 500M

Sheriffhall Roundabout


Sheriffhall Park and Ride
561 car spaces
Bus services: No. 33, No. 49

Shawfair

Shawfair, located in the South East of the city will deliver a new residential and commercial quarter, providing 4,000 quality, new homes and over one million sq ft of commercial space, secondary and primary schools, healthcare facilities, extensive public amenities, a new town centre and green space over the next 15-20 years.

The new residents will benefit from a dedicated rail station in the town centre of Shawfair. This new Borders Rail Link station will connect residents to the heart of the capital in minutes, in addition to the new Shawfair Park and Ride facility.

www.shawfair.co.uk



The Old Colliery
Family pub and restaurant with outdoor play area and ample car parking



Scottish Qualifications Authority

Available development sites suitable for leisure, retail and roadside uses or office pre-lets (Refer to Masterplan & Development Opportunities Brochure)

A7 Edinburgh

Unique environment
with access to a highly
qualified labour pool



Location

Shawfair Park is strategically located adjacent to Edinburgh City Bypass, the A1 and Dalkeith town centre as well as the forthcoming Shawfair stop of the Borders Rail Link

The Business Park benefits from the employment advantages of Edinburgh, Midlothian and East Lothian which provide a very strong, highly educated labour pool and is easily accessible from Edinburgh City Centre.

Demographics

- > In 2012, the resident population within a 35 minute catchment area of Shawfair Park was approximately 679,317.
- > In 2012, the estimate of the number of households within a 35 minute catchment area of Shawfair Park was approximately 301,924.
- > The population of the Shawfair Park catchment area accounts for 12.8% of the total population of Scotland.
- > The Shawfair Park catchment area contains an above average level of people in the age groups '16 to 29' and '30 to 44'.
- > Midlothian Council area contains an above average level of people who are economically active (71.1% of the population compared to an average of 69% of the total Scotland population).
- > There is a highly qualified catchment population with a significant proportion of the resident population (well above the national average) obtaining a Level 4 or above qualification (Degree, Postgraduate qualification, Masters, PhD, SVQ Level 5 or equivalent).



What's New At Shawfair Park?

In addition to the Spire Healthcare facility and Sheriffhall Park and Ride, Shawfair Park is also home to a 180 cover Marston's Family Pub Restaurant 'The Old Colliery', which further improves amenity for Park occupiers. The Scottish Qualifications Authority is also fully operational from within a purpose-built Grade A office and storage facility, with approximately 200 staff bringing further levels of activity to the Park.

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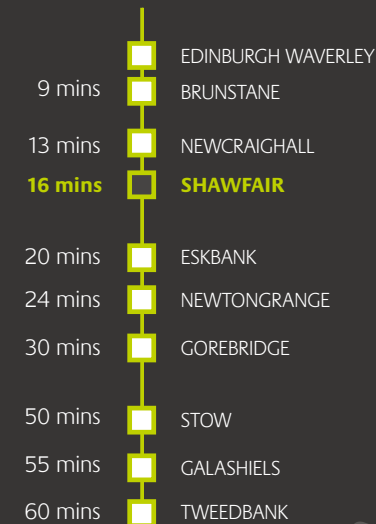
www.shawfair.co.uk

Why Shawfair Park?

- > Direct access to Edinburgh City Bypass, City Centre and A1
- > Edinburgh Airport 20 minutes by car
- > Unique environment with a highly qualified labour pool
- > Proposed amenities include hotel, retail, leisure and health facilities
- > New rail line and Dalkeith Bypass providing even better access to Edinburgh and Shawfair Park
- > Respectful of the environment and heritage of the area
- > Attractively designed bespoke office accommodation suitable as a company Headquarters or small business unit
- > Sheriffhall Park and Ride
- > Marston's Family Pub Restaurant 'The Old Colliery'

> New Rail Link Serving Shawfair

30 Miles of new railway will connect The Scottish Borders, Midlothian and Edinburgh from summer 2015.



www.bordersrailway.co.uk





1



2



3



4



5

1. Spire Shawfair Park Hospital
2. Borders Rail Link
3. Scottish Qualifications Authority, Shawfair Park
4. The Old Colliery, Shawfair Park
5. Sheriffhall Park and Ride

Accommodation

Phase 1A of Shawfair Park provides three high quality pavilion style office buildings. With 1 Wester Shawfair fully let, current availability ranges from 341 - 1,286 sq m (3,764 - 13,847 sq ft).

The accommodation has been designed to address the increasing level of demand from occupiers who are seeking high quality premises in an attractive business environment with very good transport links.

In addition, a sustainable approach has been taken in the design and development of the buildings which is reflected in the "Very Good" BREEAM rating for the offices. The accommodation is available to let or for sale.

| BUILDING | FLOOR | SIZE | EPC |
|-------------------|--------|------------------------|-----|
| 1 Wester Shawfair | Ground | LET to Ortholink | D+ |
| | 1st | LET to PHS | D+ |
| 2 Wester Shawfair | Ground | 473 SQ M (5,091 SQ FT) | C |
| | 1st | 472 SQ M (5,082 SQ FT) | C |
| 3 Wester Shawfair | Ground | LET to Care UK | C |
| | 1st | 341 SQ M (3,674 SQ FT) | C |

Additional pre-letting opportunities are available on the park with units from 10,000 sq ft available with further information available from the agents.

Specification

High quality, sustainable design and materials have been utilised throughout in order to provide a value for money working environment.

The specification of the available offices includes:

- > High profile entrances
- > Quality external materials
- > A "Very Good" BREEAM Rating
- > Raised access flooring
- > Eight person passenger lift
- > Suspended ceilings
- > Flexibility to incorporate comfort cooling
- > Efficient, easily space planned floorplates
- > Quality WC facilities throughout
- > A high quality Park environment
- > Excellent parking provision and ease of access to public transport



TYPICAL FLOOR PLATE





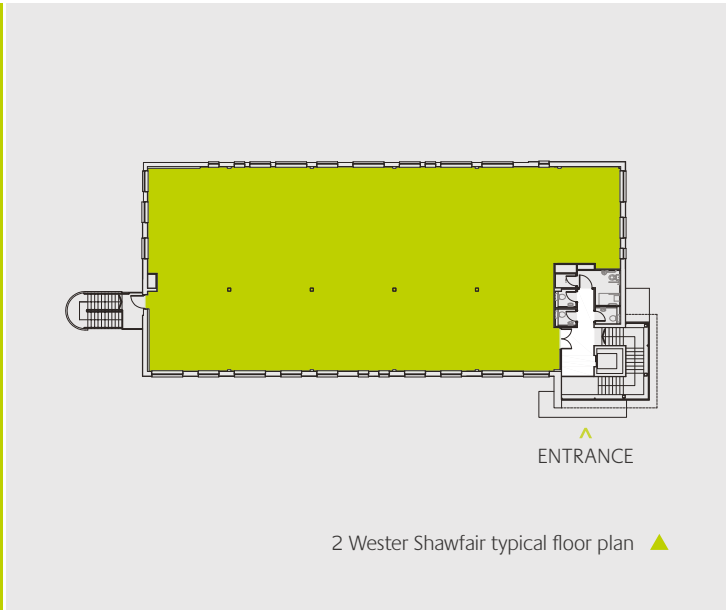
**2 WESTER SHAWFAIR
TO LET / FOR SALE**

Two storey pavilion with open plan floorplates

AVAILABILITY

| FLOOR | SQ M | SQ FT |
|--------------|------------|---------------|
| GROUND | 473 | 5,091 |
| 1ST | 472 | 5,082 |
| TOTAL | 945 | 10,173 |

35 Car spaces



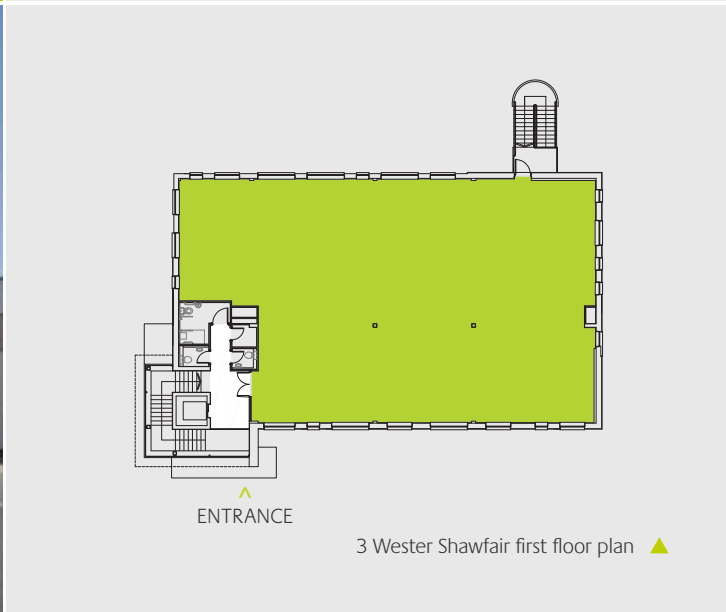
2 Wester Shawfair typical floor plan ▲

**3 Wester Shawfair
TO LET / FOR SALE**

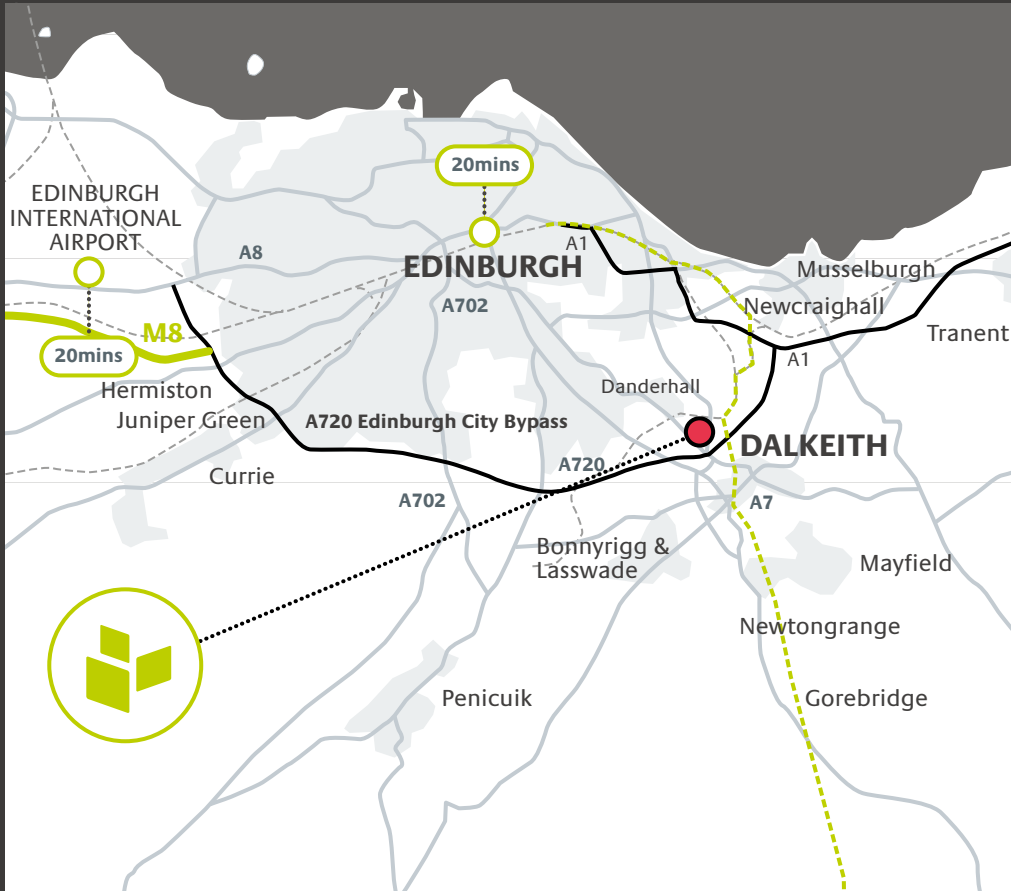
Two storey pavilion with open plan floorplates

| AVAILABILITY | | |
|--------------|------------|--------------|
| FLOOR | SQ M | SQ FT |
| 1ST | 341 | 3,674 |
| TOTAL | 341 | 3,674 |

13 Car spaces



3 Wester Shawfair first floor plan ▲



Lease / Sale Terms:

Additional information regarding leasing and sale terms can be obtained from either of the joint agents.

Further Information:

Further information on leisure, roadside, retail and office pre-lets opportunities is available in the Masterplan & Development Opportunities brochure or from the agents.



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EVANS**

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