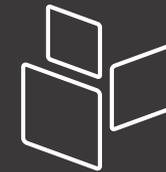


OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPATION

ONLY ONE SUITE OF  
5,082 SQ FT REMAINING  
FULLY FITTED OUT SUITE



**Shawfair Park**  
Edinburgh

  
**BUCCLEUCH**  
PROPERTY

Midlothian's  
Premier  
Business Park

[shawfairpark.co.uk](http://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
- Edinburgh Children's Hospital Charity
- Care UK
- Hutchinson Networks

Dalkeith

A720 Edinburgh City Bypass



Spire Healthcare

Private hospital offering a range of day-care hospital services

Shawfair Rail Stop 500M

Borders Rail Link

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. The new Borders Rail Link station connects residents to the heart of the capital in minutes, in addition to the new Shawfair Park and Ride facility.

[www.shawfair.co.uk](http://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 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?

The new Borders Rail Link is now fully open and connects residents to the heart of the capital in minutes.

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.

## 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.

[www.shawfair.co.uk](http://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 Borders Rail Link 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'

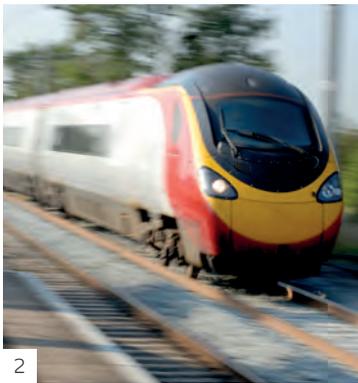
## > New Rail Link Serving Shawfair

30 Miles of new railway connects The Scottish Borders, Midlothian and Edinburgh.



[www.bordersrailway.co.uk](http://www.bordersrailway.co.uk)





- 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.

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 with current availability as follows:

BUILDING	FLOOR	SIZE	EPC
1 Wester Shawfair	Ground	LET to Ortholink	D+
	1st	LET to Edinburgh Children’s Hospital Charity	D+
2 Wester Shawfair	Ground	LET to Hutchinson Networks	C
	1st	472 sq m (5,082 sq ft)	C
3 Wester Shawfair	Ground	LET to Care UK	C
	1st	LET to Hutchinson Networks	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 entrance
- > 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
- > The suite has the benefit of a full fit-out allowing for a quick entry and minimal capital expenditure



TYPICAL FLOOR PLATE



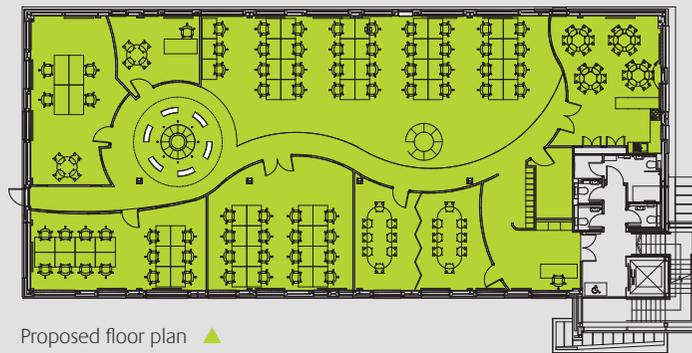
## 2 WESTER SHAWFAIR TO LET / FOR SALE

Two storey pavilion with open  
plan floorplates

### AVAILABILITY

FLOOR	SQ M	SQ FT
GROUND	Let to Hutchinson Networks	
FIRST FLOOR	472	5,082

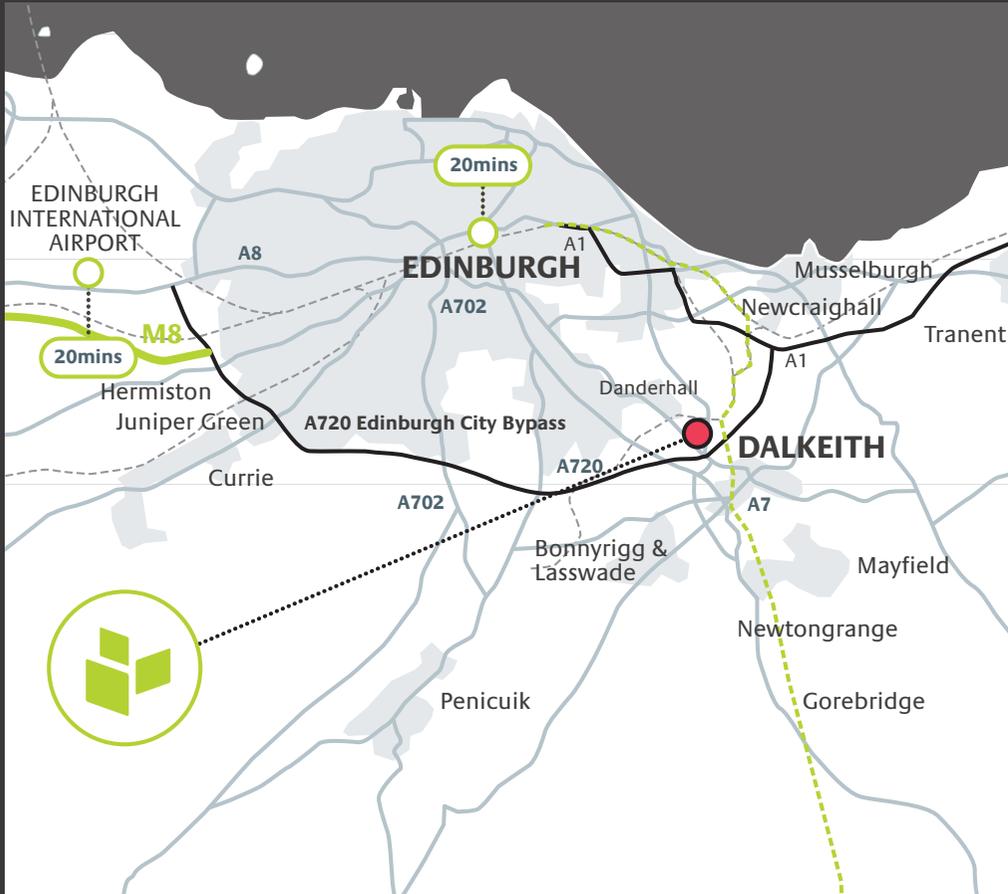
18 Car spaces



Proposed floor plan ▲

▲  
ENTRANCE





### 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-let opportunities is available in the Masterplan & Development Opportunities brochure or from the agents.



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A development by



[www.shawfairpark.co.uk](http://www.shawfairpark.co.uk)

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