

# To Let

**2 Lochrin Square, Edinburgh, Midlothian, EH3 9QA**  
1,292 to 3,114 sq ft

- Superb opportunity
- Exceptional local amenities
- Manned reception
- Open-plan work space
- Striking facade



## Location

Forming part of the Exchange District, the location of choice for numerous major corporate occupiers, Two Lochrin Square is conveniently situated to access an outstanding array of coffee shops, sandwich bars, restaurants, bars, convenience shops and hotels and all within a few minutes' walk. The excellent retail provision offered by Princes Street and George Street also lies close by. Directly opposite Two Lochrin Square, at the terminus of the Union Canal, lies the vibrant Edinburgh Quay and the extensive adjacent site bounded by Fountainbridge and the Union Canal, which is set to become a major new cultural district.

Connectivity is outstanding at Two Lochrin Square with all forms of transport conveniently nearby. Haymarket station is only 7 minutes' walk away providing a wide range of rail connections and fast and easy tram access to Edinburgh International Airport. Numerous bus services operate outside the building on Fountainbridge and on nearby Lothian Road.

## The Building

Two Lochrin Square forms part of the Lochrin Square development comprising two distinctive office buildings set around an attractive landscaped courtyard. Sitting alongside One Lochrin Square with its partly retained traditional facade this striking building is being refurbished (common parts) to provide cutting edge, Grade A office space.

A brand new imposing entrance has been created, featuring high profile signage, state of the art glazing, ash trees and planters delivering a powerful sense of arrival. Ribbon windows and a generous floor to ceiling height ensure that the ground floor suites are bright, light and airy.

## The Accommodation

The office suites are available on the ground floor of the building, both accessed off an attractive manned reception area which has recently been refurbished.

## Accommodation

Description	Size	Rent	Business Rates	Service Charge	Possession	Availability
Ground Floor East	1,822 sq ft	£26 per sq ft	£8.20 per sq ft	£9.66 per sq ft	1st July 2018 onwards	Under offer
Ground Floor West	1,292 sq ft	£26 per sq ft	£8.20 per sq ft	£9.66 per sq ft	Q4 2018	Available

## EPC

This property has been graded as 39(C).

## Rent

Available on Request

## Business Rates

Rates Payable (2018/2019): £8.20 per sq ft  
(based upon Rateable Value: £32,100 and UBR: 46.6p)

## Service Charge

£9.66 per sq ft  
Service charge budget year 1st January 2018 to 31st December 2018



## Contacts

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