

TO LET



PENTLAND GAIT
WEST EDINBURGH



**CURRIE HOUSE
PENTLAND GAIT
EDINBURGH
EH11 4HJ**

MODERN OFFICE PAVILION

| 2,912 – 11,793 sq ft

Modern open plan space

| Highly accessible location

| Dedicated car parking



LOCATION

Pentland Gait Office Park is located approximately 5 miles to the west of Edinburgh city centre next to the Hermiston junction of the Edinburgh City Bypass (A720) and Calder Road (A71).

The location offers immediate access to the bypass which subsequently leads to the central belt's main motorways as well as the Queensferry Crossing and A1 road network. Edinburgh airport is less than 5 miles away by car and the office park is located on a main bus route to and from the city centre.

Rail links are a short distance away with trains from Glasgow, Perth and Edinburgh stopping at Edinburgh Park train station. The nearest Tram station is also situated at Edinburgh Park.

Hermiston Gait retail park is within 10 minutes' walk and includes a Tesco superstore.



TRANSPORT

Edinburgh Park Tram & Train Station	0.9 miles
Hermiston Park & Ride	0.7 miles
Calder View Bus Stop	0.3 miles
Union Canal Walkway (NCR 754)	0.3 miles
Edinburgh city centre drive time	15 minutes
Livingston drive time	15 minutes
Dunfermline drive time	25 minutes
Glasgow drive time	45 minutes

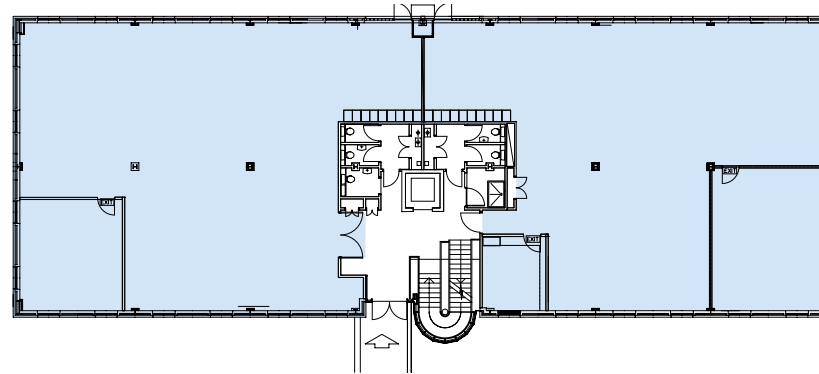


DESCRIPTION

Currie House comprises a modern office pavilion arranged over three storeys within an established business park. Each floor provides open plan accommodation which benefits from excellent natural daylight with windows to all elevations on the upper floors. The building also benefits from the following specification:

- Attractive entrance lobby
- Full raised access floors throughout
- Suspended ceilings incorporating recessed LG7 lighting
- VRV conditioning system throughout building.
- Gas central heating system
- New 1 x 8-person passenger lift
- CAT 6 data cabling
- Male, Female & accessible WCs on all floors
- New shower and changing facility rooms can be provided
- New covered bicycle storage

GROUND FLOOR

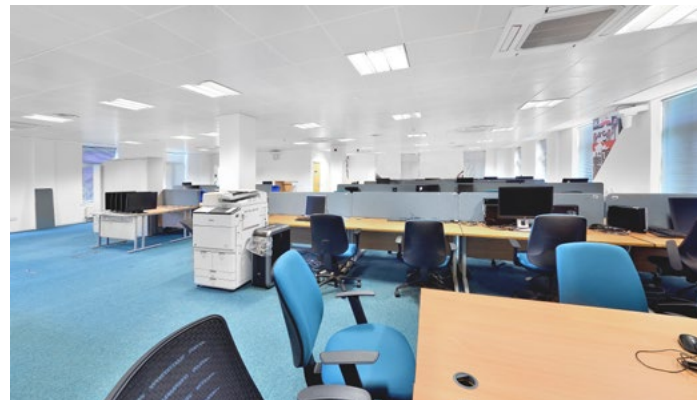


ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practice (6th Edition) to provide the following Net Internal Areas:

FLOOR	SQ M	SQ FT	PARKING	AVAILABILITY
1F	552	5,939	26	AVAILABLE
GF Left	271	2,912	12	AVAILABLE
GF Right	273	2,942	12	AVAILABLE
LG	292	3,144	12	LET
TOTAL	1,388	14,937	62	

The property is available as a whole or potentially on a floor by floor basis.





TERMS

The property is available to let as a whole or in part on the basis of a Full Repairing and Insuring lease or leases. Further information, including rent, is available from the letting agents.

VAT

All figures are quoted exclusive of VAT.

BUSINESS RATES

The ingoing occupier will be responsible payment of rates, with full information available from the Assessor's department within City of Edinburgh Council.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'D' rating.

VIEWING

Strictly by appointment with the joint letting agents:

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