

# ES&MILLS

**UNIQUE MODERN OFFICES TO LET**  
WITHIN A STUNNING HISTORIC SETTING

[eskmills.com](http://eskmills.com)



# ◆ WELCOME

We created Eskmills to help teams of smart people succeed in their chosen field.

Eskmills provides the basis for a dynamic working lifestyle. You will find modern workspaces, friendly 5-star service, the flexibility to grow, an inspiring community, a relaxed atmosphere and fantastic local amenities, all in beautifully restored historic buildings.

Our management team is on-site so that you're able to focus on what's important, and we can take care of the distractions.

The Eskmills community is made up of 500 people across more than 70 companies in a diverse range of sectors including technology, creative, finance, charity, engineering, construction and energy.

We'd be delighted to introduce you to some of the organisations that have already decided to make Eskmills their home and show you the possibilities that Eskmills can offer you.

Below are some of the highlights of being at Eskmills:

- Modern open plan office suites
- Flexible accommodation for teams of 1 to 200 people
- 24 / 7 secure access
- Dedicated fibre broadband with speeds of up to 100 Mbps up and down
- Traditional or VOIP phone services
  
- Showers
- Extensive car parking and ample provision for cyclists
- Meeting room facilities
- Hickory conference and events centre which can host up to 350 people for dinner or for a conference
  
- Crolla's Italian Kitchen and Company Bakery in our courtyard
- The River Esk - perfect for a lunchtime walk or run
- On site Gym and personal training facility
- Seasonal community events
- Regular pop-up food stalls



# LOCATION

Eskmills is a thriving business community ideally located on the edge of Edinburgh with easy access to the City Bypass. For coffee and lunch, we have Crolla's Italian Kitchen in our courtyard and a Tesco Extra Supermarket just next door. Musselburgh High Street is only a short distance, with a range of shops, cafés and restaurants. Fort Kinnaird, one of the UK's largest retail and leisure parks, is less than 10 minutes' drive away.

# ES&MILLS



Commuting to Eskmills is easy. Whether you're driving from Edinburgh or East Lothian, Midlothian, Fife or the Borders, you will avoid the congestion which goes west on the City Bypass. There are also excellent rail, bus and cycle links to Eskmills making this your ideal location for employees, clients and visitors alike.

- TRAIN LINE
- NCR ROUTE 1
- NCR ROUTE 76
- LOCAL CYCLE ROUTE



**EDINBURGH**  
35 mins

**BUS ROUTES**  
X15, 26, 30, 44, 113 & 124



**EDINBURGH CITY CENTRE**  
20 mins

**LEITH**  
15 mins

**EDINBURGH AIRPORT**  
25 mins

**FORT KINNAIRD**  
8 mins



**TO WAVERLEY STATION**  
Every half hour - journey takes between 7/8 minutes

**TO GLASGOW QUEEN STREET**  
Every 15 minutes from Waverley - journey takes 1 hr

**CITY BYPASS**  
5 mins

**HADDINGTON**  
15 mins

**NEWCRAIGHALL PARK & RIDE**  
3 mins

**NORTH BERWICK**  
30 mins

**DUNBAR**  
30 mins

**DALKEITH**  
10 mins



**CYCLE ROUTES**  
NCR 1 & 76



**MUSSELBURGH RACECOURSE**  
5 minutes drive / 15 minutes walk



**EASY ACCESS TO THE BEACHES OF EAST LOTHIAN**



**EDINBURGH INSTITUTION S. LUCA ICE CREAM SHOP**  
3 minutes drive / 10 minutes walk



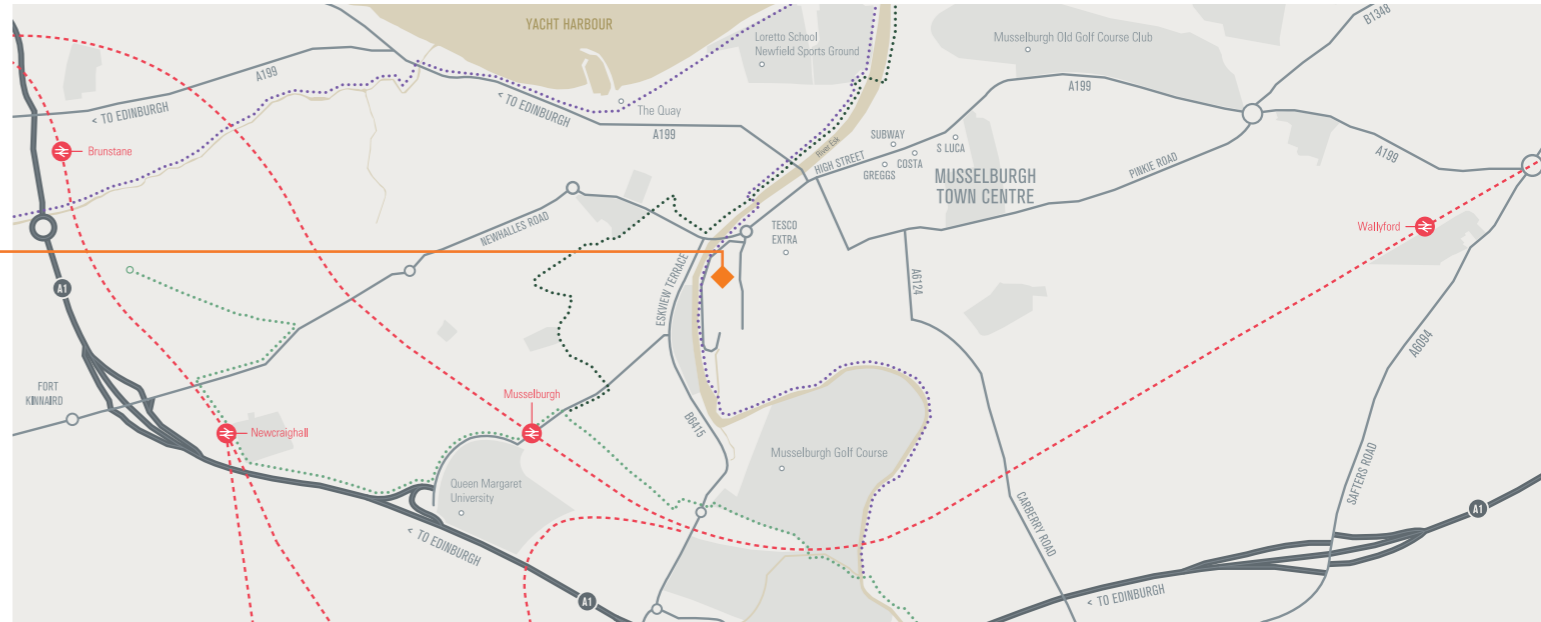
**DIRECT ACCESS TO EAST LOTHIAN'S GOLF COAST**



**FREE ON STREET PARKING AND 280 DEDICATED SPACES**



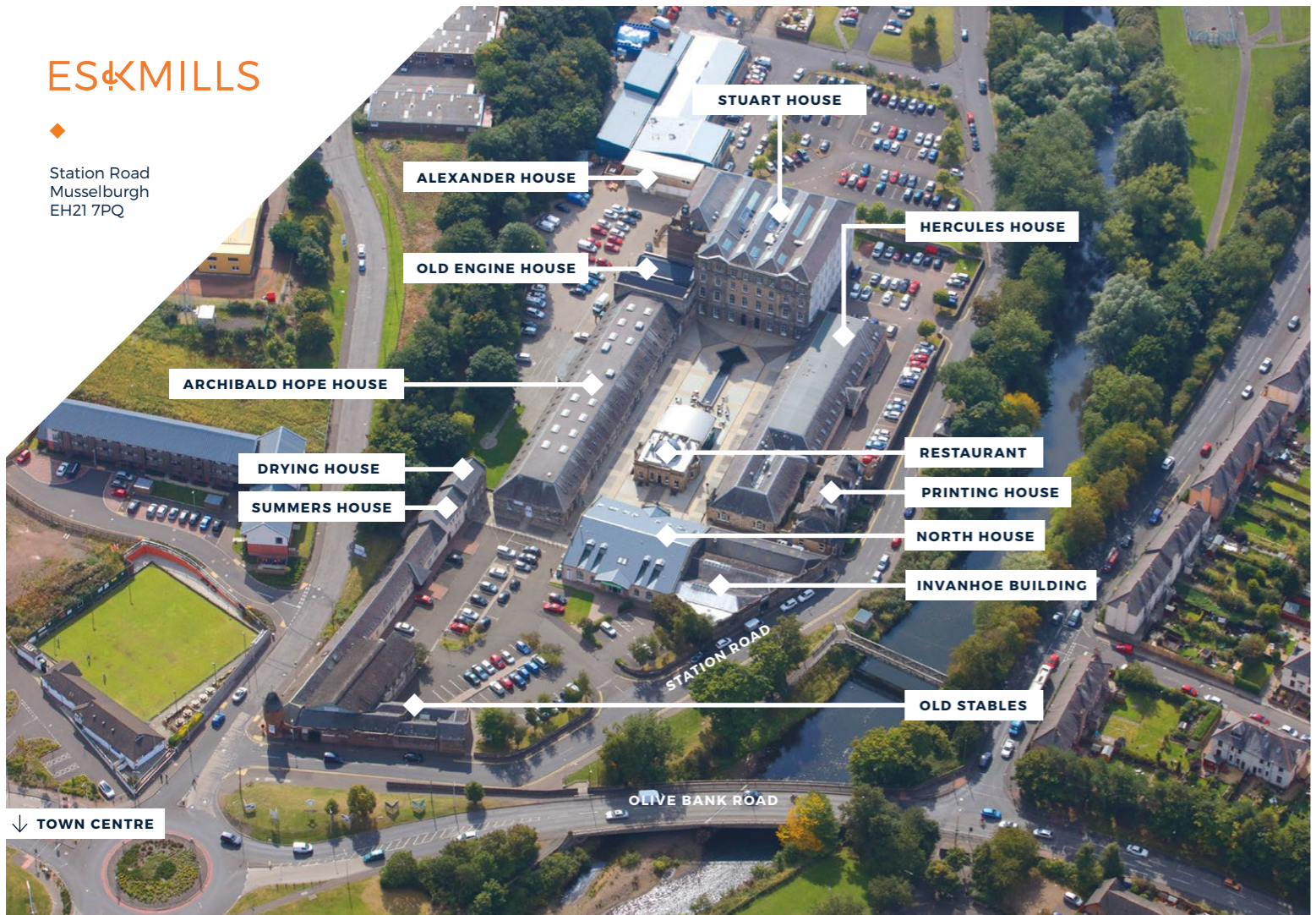
**MUSSELBURGH SPORTS CENTRE**  
3 minutes drive / 15 minutes walk



# ES&MILLS



Station Road  
Musselburgh  
EH21 7PQ



STUART HOUSE

ALEXANDER HOUSE

OLD ENGINE HOUSE

HERCULES HOUSE

ARCHIBALD HOPE HOUSE

DRYING HOUSE

SUMMERS HOUSE

RESTAURANT

PRINTING HOUSE

NORTH HOUSE

INVANHOE BUILDING

STATION ROAD

OLD STABLES

OLIVE BANK ROAD

↓ TOWN CENTRE



## FURTHER INFORMATION

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