

HERIOT HOUSE

Pentland Gait

Sustainable Grade A Office
5,620 - 11,260 Sq Ft

Available Q4 2022

Edinburgh EH11 4HJ



HERIOT HOUSE



Heriot House is a modern office pavilion within Pentland Gait which provides open plan office accommodation and benefits from good natural daylight throughout. The property also benefits from dedicated car parking.



50 car parking spaces



Targeting an EPC rating of B



Located next to Edinburgh International Airport



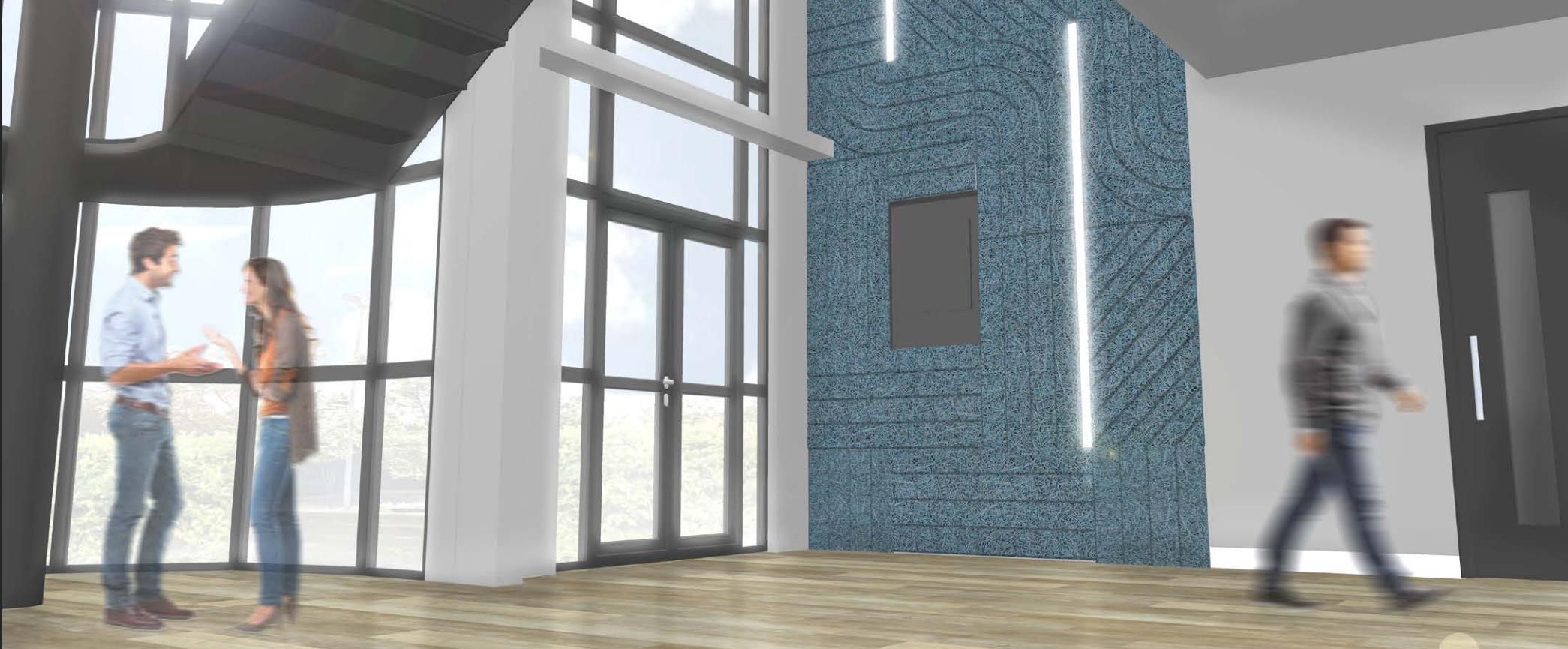
Excellent transport links



11,260 sq ft of office accommodation capable of sub-division



Newly refurbished open plan office accommodation



HERIOT
HOUSE

LOCATION & CONNECTIVITY

Heriot House is located approximately 5 miles to the west of Edinburgh city centre within Pentland Gait. Situated on Calder Road leading onto the Hermiston junction of the City Bypass, the location offers immediate access to the motorway network.

Edinburgh airport is less than 5 miles away by car, whilst the office park lies on a main bus route to and from the city centre.

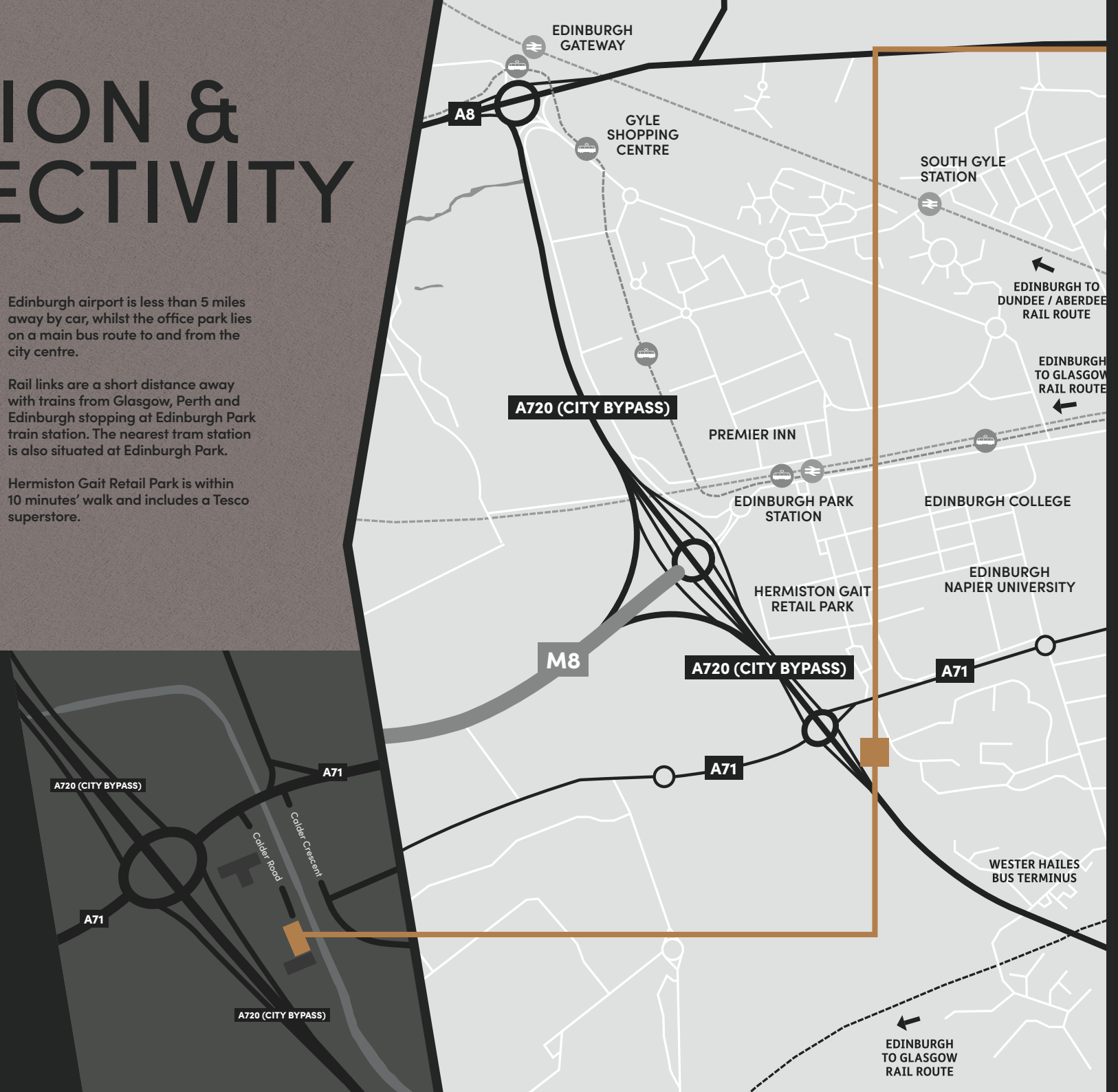
Rail links are a short distance away with trains from Glasgow, Perth and Edinburgh stopping at Edinburgh Park train station. The nearest tram station is also situated at Edinburgh Park.

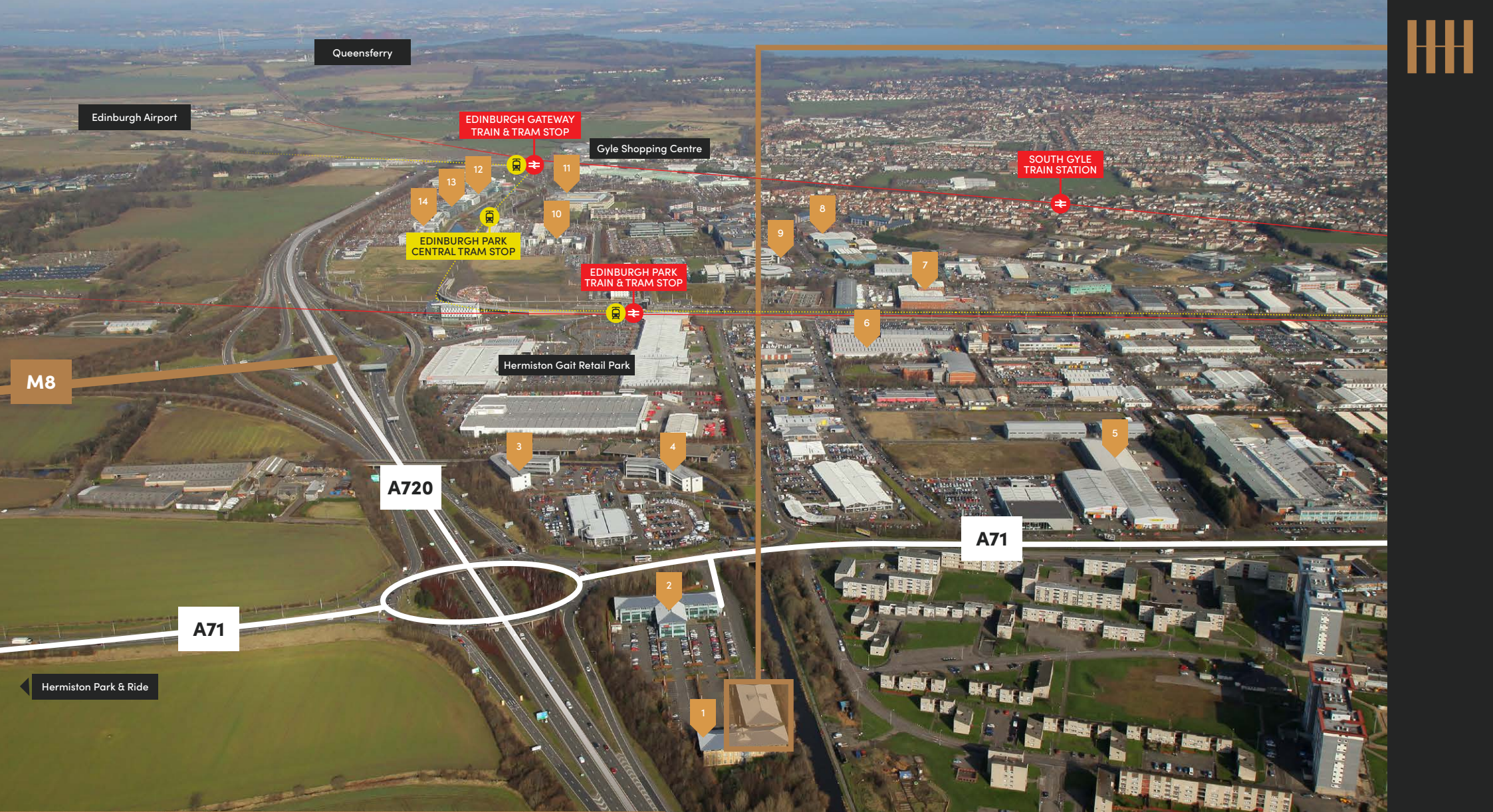
Hermiston Gait Retail Park is within 10 minutes' walk and includes a Tesco superstore.



DRIVE TIMES

Edinburgh Airport	7 mins
Edinburgh City Centre	15 mins
Livingston	15 mins
Glasgow	40 mins





HERIOT HOUSE

- 01 F45 Training West
- 02 Sykes
- 03 Reactec
- 04 National Trust for Scotland
- 05 Total Produce
- 06 Parcelforce
- 07 Royal Mail

- 08 UPS
- 09 Lloyds Banking Group
- 10 INOV8 Consulting
- 11 Aegon UK
- 12 Sainsbury's Bank
- 13 HSBC
- 14 Mercer



SPECIFICATION



SUSTAINABILITY

- Targeting EPC B
- Intelligent LED lighting system on office floors.
- All electric building.
- Air conditioning delivered via Air source heat pump technology.



RECEPTION/LIFT LOBBIES

- Newly designed reception with acoustic wood wool panels and feature lighting
- Forbo Allura LVT timber effect plank flooring laid in linear design in reception and lift lobbies.



OFFICE CAT A SPECIFICATION

- New all electric VRF air conditioning to office areas.
- New LED lighting to office areas (400 lux).
- New metal ceiling tile and grid system.
- Fully accessible raised floor system with Miliken 'Nordic Stories' 500 x 500mm floor tiles.
- Taped and filled partitions, complete with wall linings that incorporate timber skirtings.
- Spray lacquered matt finish doors with new satin stainless steel ironmongery throughout.
- New distribution boards and fire alarm.
- Intruder alarm.
- Access control system.



OCCUPANCY

- Ability to sub-divide floor plates in two with sub-metering of services.
- Office density at 1 person per 8 square metres.



FLOOR HEIGHTS

- 2.6m top of raised access floor to underside of suspended ceiling.
- 170mm raised access floor zone.
- 140mm clear void height below raised access floor panels.



SANITARY PROVISION

- Fully refurbished toilets incorporating new sanitary fittings, new floor tiles and modern, high quality finishes.
- 1 accessible Unisex WC on the ground floor.
- 2 male WC plus 1 urinal and 2 female WCs per office floor plate.
- 1 cleaners cupboard per floor.
- 4 new showers, two on each level, with changing areas and lockers.



LIFTS

- Feature cladding to lift.
- Refurbished passenger lift including new LED lighting.



VENTILATION & AIR CONDITIONING

- The VRF system (Mitsubishi) will be designed, installed, and commissioned to comply with current F-Gas regulations.
- Fan coil units (generally PEFY type) will be ducted ceiling cassette units arranged centrally around the floor plate and coordinated with lighting, containment, and other exposed services. FCU's will be spaced to meet the heating/cooling demands of the space.
- Fan coil numbers will be linked to external condensers housed within a dedicated secure condenser compound.
- Hot Water Supply is additionally generated by the VRF system via type PWFY units with additional hot water storage units housed locally.
- Mechanical supply and extract ventilation to all office areas.



CYCLIST FACILITIES

- 10 external bicycle spaces within secure enclosure.



CAR PARKING

- 50 external car spaces.
- 2 7.4KW EV chargers.



BUILDING MANAGEMENT SYSTEM

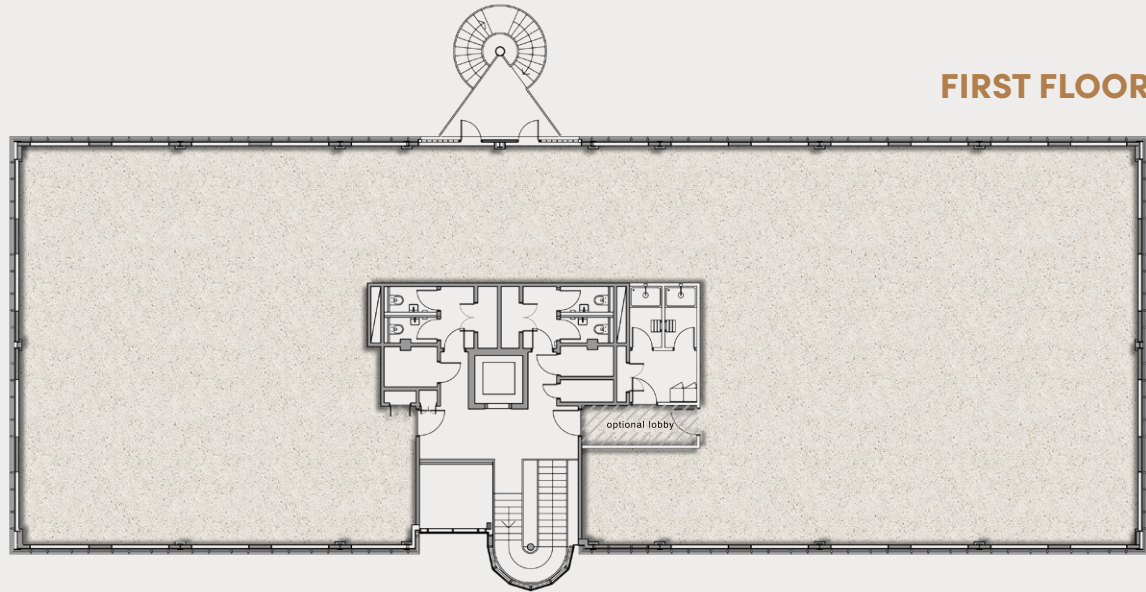
- A complete integrated BMS will serve the building. The BMS will provide full automatic control and monitoring of all the building's HVAC. Furthermore, the BMS system will monitor site energy consumption including tenant and landlord sub-metering.



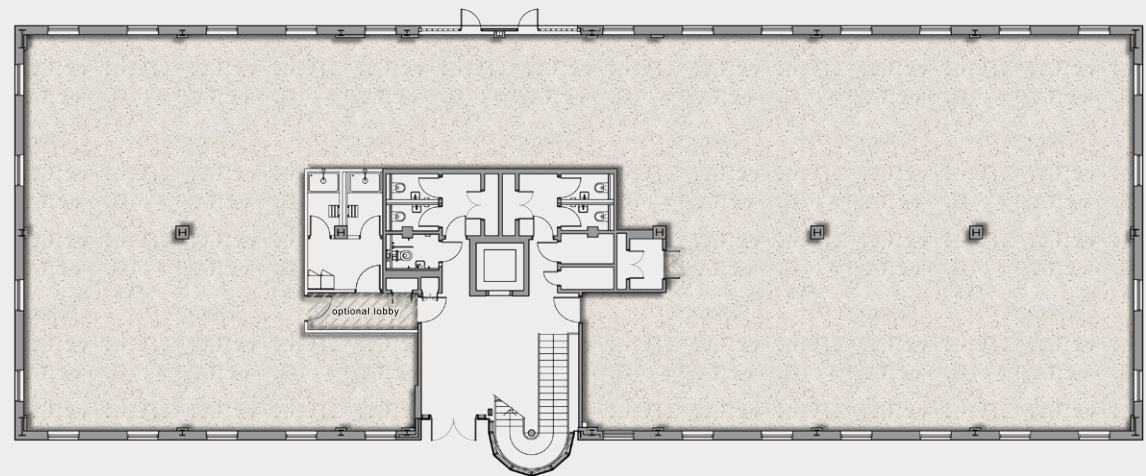
ACCOMMODATION

The floor plates are sub-divisible meaning that this building can cater to a wide range of size requirements. The approximate New Internal Areas are provided in the table below.

Floor	Sq Ft	Sq M
First	5,640	523.97
Ground	5,620	522.11
Total	11,260	1,046.08



FIRST FLOOR



GROUND FLOOR



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TECH / CREATIVE FIT-OUT OPTION

Design a creative workplace which allows for innovation and productivity.

FIRST FLOOR

Traditional Desk Positions	36
Agile Working Positions	26
Meeting Rooms	5

GROUND FLOOR

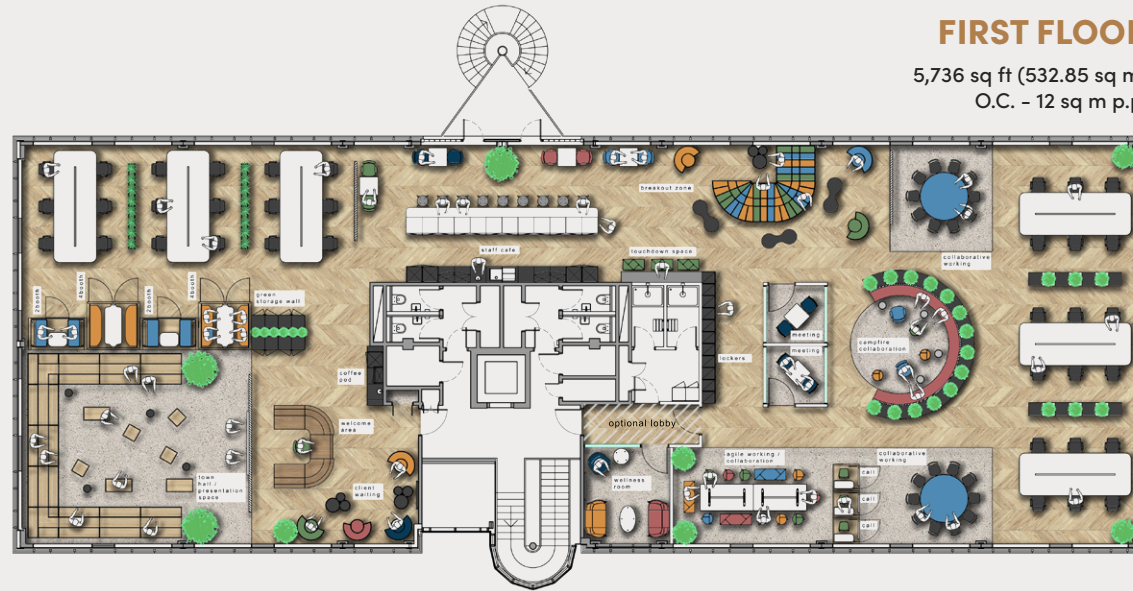
Traditional Desk Positions	32
Agile Working Positions	30
Meeting Rooms	3

TOTALS

Traditional Desk Positions	68
Agile Working Positions	56
Meeting Rooms	8

FIRST FLOOR

5,736 sq ft (532.85 sq m)
O.C. - 12 sq m p.p.



GROUND FLOOR

5,698 sq ft (529.37 sq m)
O.C. - 12 sq m p.p.





HERIOT HOUSE

SERVICE CHARGE

Further details on the service charge can be provided.

EPC

The EPC rating for the property is 'B'.

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.

TERMS

The property is available to let as a whole or on a floor by floor basis on a Full Repairing and Insuring lease (or leases). Further information, including rent, is available from the joint letting agents.

FURTHER INFORMATION

Viewing is strictly by appointment. To arrange a viewing or to obtain further information please contact the joint letting agents:

savills

Henrietta Wilson
henrietta.wilson@savills.com
07718 275 571

Mike Irvine
mike.irvine@savills.com
07919 918 664

CBRE

Angela Lowe
angela.lowe@cbre.com
07793 808 458

Daryl Baxter
daryl.baxter@cbre.com
07827 321 179