

Wallace House

1 LOCHSIDE AVENUE / EDINBURGH PARK / EH12 9DJ / EDINBURGH

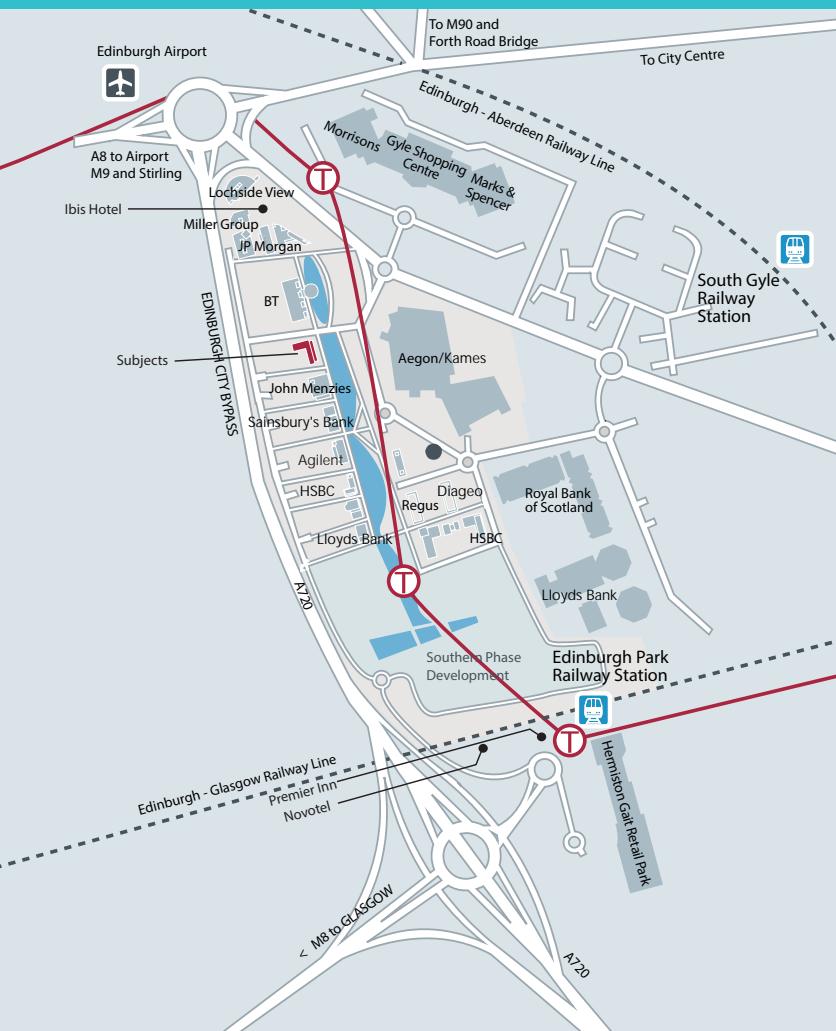


FIRST FLOOR 1,021 SQ M (10,995 SQ FT)



BUILDING SERVICES INCLUDE:

RECEPTION, CANTEEN
SELF CONTAINED WITH OWN ENTRANCE
78 CAR PARKING SPACES
FLEXIBLE TERMS



LOCATION

Edinburgh is Scotland's capital city and is ranked Europe's sixth largest centre for financial services; it also has a thriving professional services sector and expanding hi-tech sector.

Edinburgh Park is regarded as one of Scotland's foremost business parks and is located 5 miles west of Edinburgh City Centre. Edinburgh Park first opened in 1995 and now has in excess of 140,000 sq m (1.5m sq ft) of modern open plan accommodation. The quality of the location is demonstrated by the occupiers within the vicinity including RBS, HBOS, J P Morgan, Diageo and Aegon.

The 33,000 sq m Gyle Shopping Centre, anchored by Marks & Spencer, is a short walk away. In addition, the Edinburgh Park Centre provides bar/restaurant, crèche and leisure club.

Edinburgh Park lies adjacent to the Edinburgh City Bypass (A720) at its junction with the M8, which links the City to Glasgow, just 45 minutes drive to the west.

Edinburgh International Airport is just 5 minutes drive from Edinburgh Park.

Edinburgh Park benefits from the WEBS (West Edinburgh Bus Scheme) which has a guided busway complemented by bus priority measures with a park and ride facility at Ingliston. This has reduced travel times for public transport from the City Centre to West Edinburgh and the Airport.

Edinburgh Park Railway Station, at the southern end of Edinburgh Park, offers access to the West Lothian and Edinburgh/Glasgow railway lines. Edinburgh trams also serve the Park.

DESCRIPTION

Wallace House was one of the first buildings on Edinburgh Park constructed in 1996 by Edmund Kirkby.

The building is of reinforced concrete construction and is L-shaped over 3 floors with a central reception area. The building is the first one on Lochside Avenue and, with its white composite panels and glazed curtain walls, has a dramatic outlook on to Loch Craig.

The building has a manned, secure reception area and high quality open plan office accommodation.

THE SPECIFICATION INCLUDES:

- Fully accessible raised floors
- Fan coil air conditioning
- Gas fired central heating
- Suspended ceiling with recessed category 2 lighting
- Two 10-person passenger lifts
- Male/female and wheelchair accessible toilets on each level, shower at first floor level
- Category 5 cabling and server cabinet available to occupiers
- Private entrance





ACCOMMODATION

The property provides the following net internal accommodation:

	Sq M	Sq Ft
First Floor	1,021	10,995

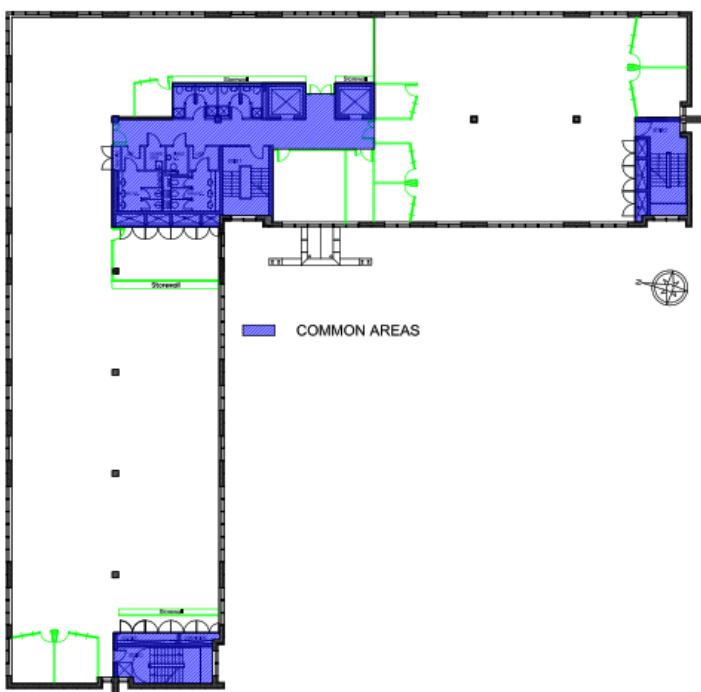
PARKING

Wallace House has an excellent parking ratio, with one space per 13 sq m (1:140 sq ft).

BUILDING SERVICES

Wallace House offers a number of services within the building including:

- 08:00 - 17:00 hrs manned reception
- On-site Building Manager
- Canteen



FLOOR PLAN



TERMS

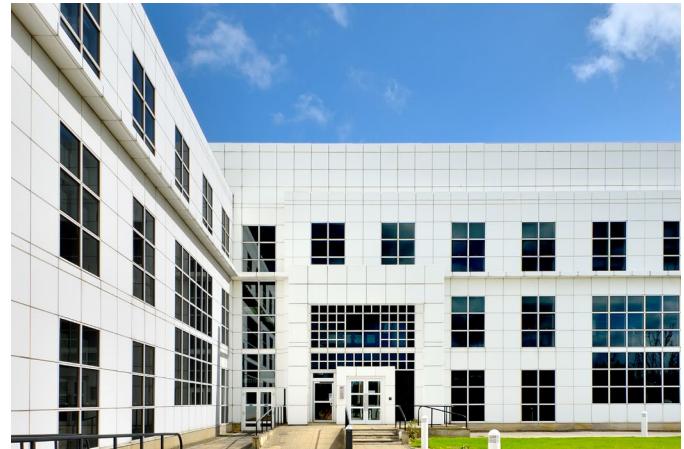
The accommodation is available on the basis of a sublease to expire on 18th February 2021.

RATES

The accommodation will require to be reassessed on occupation, although as an indication the rates payable on the occupied space at the present time is £5.12 per sq ft.

EPC

The property has an EPC 'F+' rating.



CONTACT

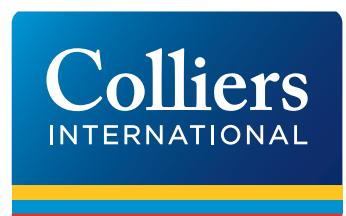
For further information or to arrange a viewing of the building, please contact:

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