

**NATURALLY
INSPIRING
SETTING**

BUSH HOUSE & THE COTTAGES

Fully Serviced office accommodation at Bush House

Self-contained offices at The Cottages

Flexible lease terms

Generous Parking Provision

From 150 to 5,954 sq ft (14 sq m – 553 sq m)



**EDINBURGH
TECHNOPOLE**





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SPECIFICATION

BUSH HOUSE

Provides fully furnished serviced office accommodation with broadband connection ready for immediate occupation. Services include the following:

- Manned reception
- Fully furnished rooms
- Telecoms equipment
- High Speed Broadband. Various packages available
- 24 hour service desk
- Secure offices with 24 hour access
- Conference and meeting room hire available
- Additional storage available
- WC's on each floor
- Changing and shower facilities
- One car parking space per workstation provision
- EPC - available upon request

THE COTTAGES

Providing small self-contained refurbished offices benefiting from the following features:

- Own front door
- Gas fired central heating
- Perimeter trunking
- Newly re-carpeted & decorated
- Dedicated WC's
- Generous parking provision

LEASE TERMS

Bush House and The Cottages are available on flexible lease terms and we are happy to discuss various lease structures to suit specific occupier requirements.

AVAILABLE ACCOMMODATION

Bush House		
Ground Floor	G1	605 sq ft
	G2	559 sq ft
	G3	155 sq ft
	G4	499 sq ft
	G5	227 sq ft
	Adam Suite	1,844 sq ft
First Floor	F7	277 sq ft
	F9	360 sq ft
Second Floor	S1	357 sq ft
	S3	302 sq ft
	S4	150 sq ft
	S5	155 sq ft
	S6	141 sq ft
	S7	323 sq ft
Cottages		
	Caretakers Cottage	774 sq ft
	Unit 4	600 sq ft
	Annex	779 sq ft
	Clock Tower	1,066 sq ft

ALL ENQUIRIES

Please contact the joint letting agents for further information on viewing arrangements and lease terms:

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**MIDLOTHIAN
SCIENCE ZONE**