



Alex House, 21 Cliftonhall Road, Newbridge, EH28 8PW

Open-plan Ground Floor Office Suite in Newbridge to Let

- 3,000 sq ft ground floor suite
- Excellent natural light
- Immediate access to Scotland's motorway network
- Open plan, modern accommodation
- 10 dedicated parking spaces
- Undergoing light refurbishment

Summary

Available Size	3,000 sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

The property is located minutes from the west bound M8 and north bound M9, giving easy connectivity to the majority of Scotland's population within a 1 hour car journey.

Edinburgh City Centre is approximately 7 miles from the building and Edinburgh International Airport is within 1 mile. Glasgow is approximately 40 miles drive from Newbridge, with Dundee 60 miles and Aberdeen 125 miles.

The property is close to the retail and leisure facilities of The Gyle Shopping Centre and Edinburgh Park, with convenience shopping available in Newbridge and Ratho.

Description

Alex House comprises a detached modern pavilion arranged over ground and first floor levels. The property is of steel frame construction with external aluminium and glazed cladding.

The available accommodation on the ground floor provides a high quality, open-plan working environment which could suit a range of occupiers and uses subject to necessary planning consent.

Specification

Opportunity to renovate which would include adding:

- A kitchen
- New carpet
- New lighting
- New ceilings
- New decorations

Accommodation

The accommodation comprises the following areas:

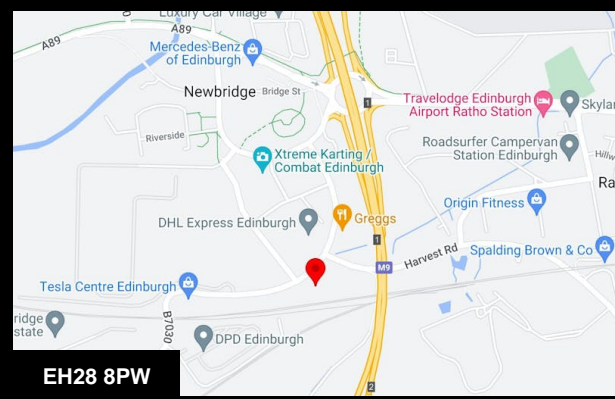
Name	sq ft	sq m	Availability
Ground - Part	3,000	278.71	Available

Viewings

To arrange a viewing please contact the joint letting agents.

Terms

The subjects are available on a new FRI lease for a term to be agreed.



EH28 8PW



Viewing & Further Information



Peter Fraser

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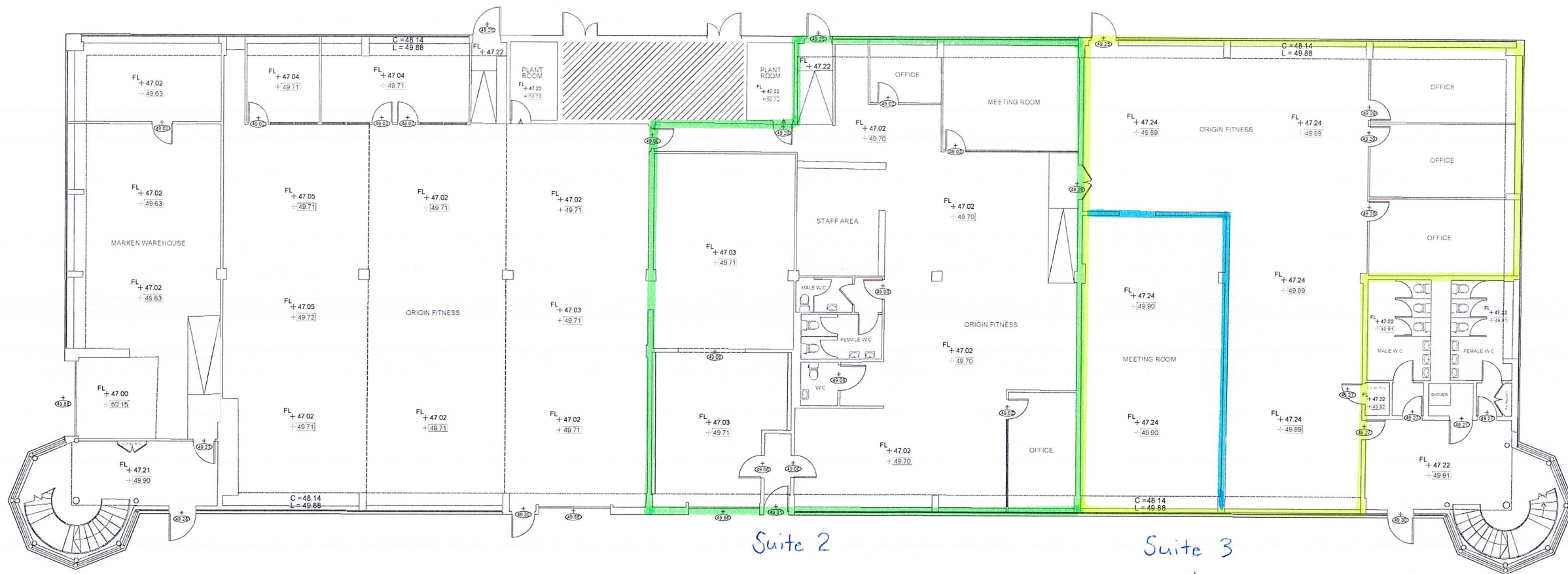
NOTES

All survey elevations are related to OS Datum (National Grid Network)

What G.L. Surveys has made every effort to locate all topographical and building features we cannot accept responsibility for any features which may be omitted if they are obscured from view for any fixed or temporary reason at the time of the survey taking place

LEGEND

- | | |
|-----------------------------|----------------------|
| AV - Air Valve | MC - Mercury Cover |
| BH - Borehole | MH - Manhole |
| B - Barbed | MHR - Manhole |
| BT - British Telecom Cover | MP - Misting Post |
| C - Cable (unknown service) | MR - Misting Ring |
| CL - Cell Level | OSM - OS Benchmark |
| COL - Column | OWW - Overhead Wire |
| CT - Cable Telecom Cover | OTIP - OS Trip Point |
| D - Drain | P - Post |
| DK - Drain Kerf | PM - Parking Meter |
| EC - Electricity Cover | PYLN - Elec. Pylon |
| EL - Eaves Level | RL - Roofing Tile |
| EP - Electricity Pole | RL - Ridge Level |
| EA - Earth Rise | RS - Road Sign |
| FW - Fire Hydrant | SP - Sign Post |
| FL - Floor Level | SV - Street Valve |
| G - Gully | T - Tidy |
| GAS - Gas Cover | TRIT - Trip Pit |
| OPD - Post Office Box | TL - Traffic Lights |
| OT - Gas Tidy | TSP - Telephone Pole |
| IC - Inspection Cover | TV - Cable TV Cover |
| IL - Invert Level | VP - Vent Pipe |
| KL - Kerb Level Board | WC - Water Cover |
| LB - Lighting Board | WH - Wall Head Level |
| LL - Lintel Level | WL - Water Level |
| LP - Lamp Post | WM - Waste Man |
| LT - Lighting Tower | WT - Water Tidy |



Suite 2
Suite 3
GROUND FLOOR
3,061 sq. ft.



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CLIENT	HURSTWOOD HOLDINGS	
JOB TITLE	ALEXANDRA HOUSE 21 CLIFTONHALL ROAD NEWBRIDGE	
DRAWING TITLE	GROUND FLOOR PLAN	
DATE	DECEMBER 2018	SCALE 1:100@A1
SURVEYED BY	AR	CHECKED BY
		AR
JOB NUMBER	18-11-09	DRAWING NUMBER
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