

HERMISTON QUAY I

Modern offices - Hermiston Quay Edinburgh EH11 4DF
3 suite sizes: 3,960 sq ft / 6,086 sq ft / 10,180 sq ft

www.hermistonquay.co.uk

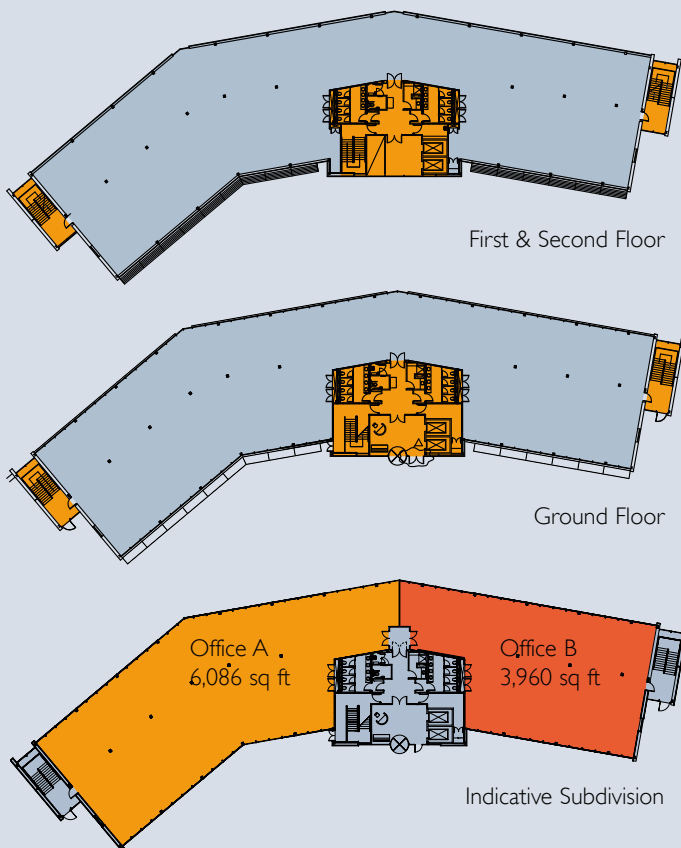


Location

- Off A71 Calder Road, adjacent to Edinburgh by-pass (A720)
- Nearby to Edinburgh Park & South Gyle
- Close to bus route to city centre (25 & 34 Lothian Buses)
- Close to Hermiston Park & Ride - free all day car parking
- Within 10 minutes walk of Edinburgh park rail station
- 15 minutes drive to Edinburgh airport
- For full info on location see our Google Map on www.hermistonquay.co.uk

Key Features

- Flexible lease terms
- Excellent on site private parking - 8 car spaces for smallest suites of 3,960 sq ft, each floor of 10,180 sq ft has 21 car spaces
- VRV heating / cooling
- CCTV
- Low service charge



Accommodation

Floor	Sq m	Sq ft
Second	945.7	10,180
First	945.7	10,180
Ground	936.6	10,081
Total	2,828	30,441

Hermiston Quay I has the benefit of 65 car parking spaces

Further Information

Viewing can be arranged through the agents:

Eric Young & Co.

Neil McConnachie
nmconnachie@eyco.co.uk

Neil Gordon
ngordon@eyco.co.uk



Capital House, 2 Festival Square
 Lothian Road, Edinburgh EH3 9RR

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. JULY 2008