

TWO WESTER SHAWFAIR

Shawfair Business Park
EH22 1FD

To Let
5,082 sq ft to
10,173 sq ft



TWO WESTER SHAWFAIR

Location

Shawfair Park is located 7 miles to the south-east of Edinburgh city centre occupying a prominent position on the A7, adjacent to the Edinburgh City Bypass (A720) and close to the A1. The 50 acre business park contains the popular Sheriffhall Park & Ride facility and is also a short distance from Shawfair railway station – which benefits from a direct connection to and from Edinburgh Waverley within 14 minutes.

Shawfair is the largest urban expansion in Edinburgh and when complete will include 4,000 high quality homes, two new schools and extensive public amenity and green space. When combined with the employment opportunities available on the Business Park, it will make Shawfair a thriving place where people can live, work and play within an entirely new urban setting.

Accessibility / Connectivity



By Car

Shawfair Park is located adjacent to the Sheriffhall Roundabout which provides quick and easy access to the City Bypass (A720) or to the A1. Edinburgh Airport is within a 20 minute drive whilst the city centre is also easily accessible. In addition to the extensive on-site car parking, there are 561 free car parking spaces at the Sheriffhall Park & Ride.



By Train

Shawfair has its own railway station which can take you to Edinburgh Waverley within 14 minutes or alternatively to Galashiels within 55 minutes.



By Bus

Sheriffhall Park & Ride provides at least 8 buses per hour to central Edinburgh as well as direct connections to Dalkeith.



WESTER SHAWFAIR

Surrounding Occupiers

Scottish Qualifications Authority

Shawfair Business Park is home to the headquarters of the Scottish Qualifications Authority (SQA). Buccleuch Property worked with the SQA to deliver the bespoke 60,000 sq ft building, which was completed in 2011, and ensure that it met the environmental and occupational goals of the SQA. Since moving in to the new building, the SQA has since signed a lease extension which further demonstrates its commitment to the Business Park.

Spire Hospital

In January 2008, a 3 acre site was sold to SPIRE Healthcare for the development of a brand new 40,000 sq ft private hospital. The £10m facility opened in 2010 and was so successful that they triggered an option to purchase a further 1.5 acres from Buccleuch.

TWO WESTER SHAWFAIR



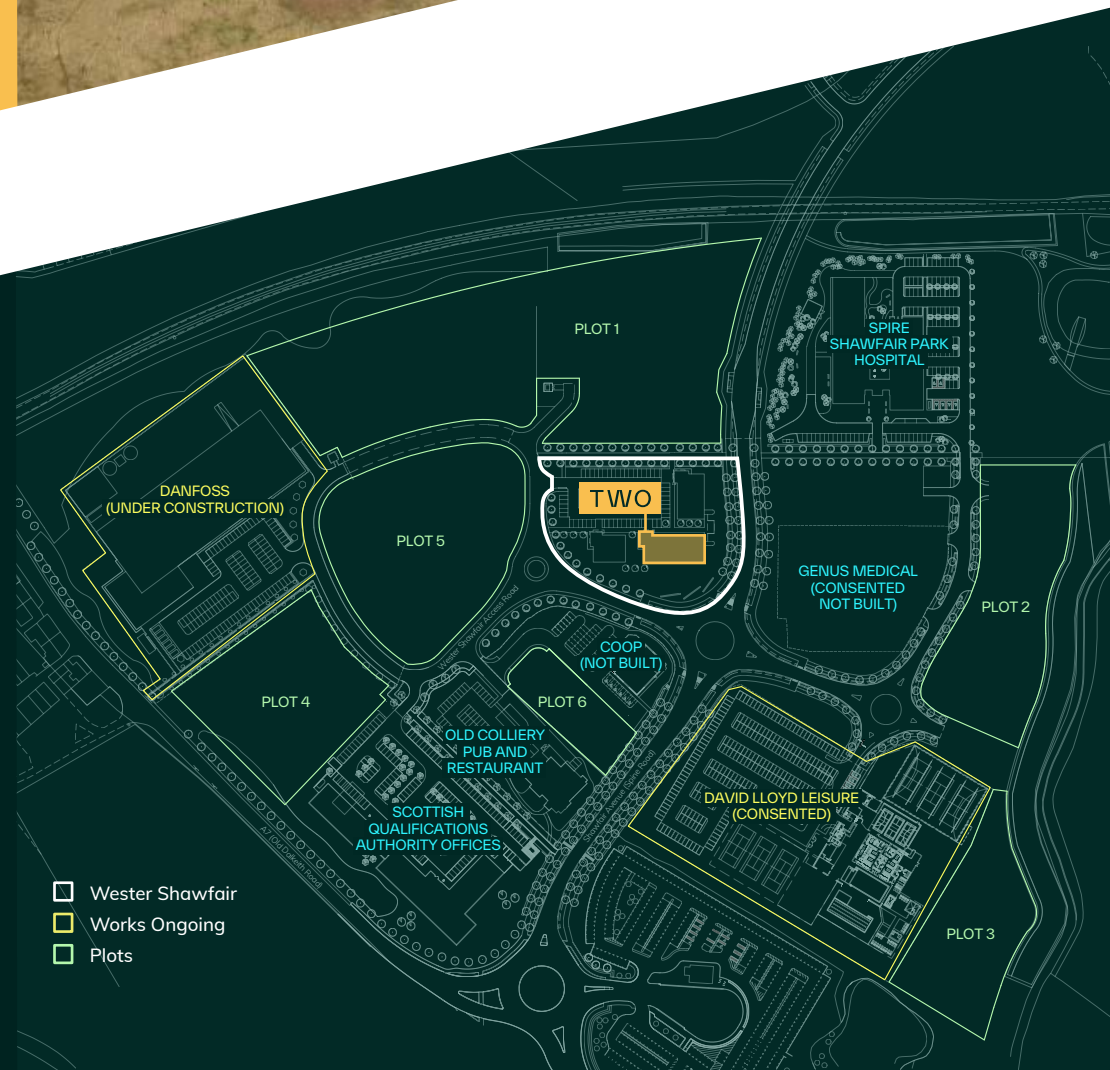
Coming Soon / New Developments

Danfoss – 75,000 Sq Ft Carbon Neutral Innovation Centre

In September 2021 Buccleuch started construction on a brand new £25m Low Carbon Innovation Centre at Shawfair Park on behalf of Danfoss – a Danish based multi-national engineering company. The building is due to be fully operational by November 2022.

David Lloyd Health Club

David Lloyd recently purchased 5 acres of land for the development of a new high quality Health and Fitness club. On completion it will provide indoor and outdoor swimming pools, a large gym with several group exercise studios, seasonal tennis courts, fitness suite, terrace and spa garden.



TWO WESTER SHAWFAIR

Description

The subjects comprise a 2-storey office pavilion providing open plan accommodation, and benefiting from the following specification:



Metal raised access floor



Cat 6 cabling



Suspended ceilings incorporating recessed lighting



WCs on both floors



Shower facilities



8 person passenger lift



Excellent parking provision of 35 spaces (1 space per 288 sq ft)



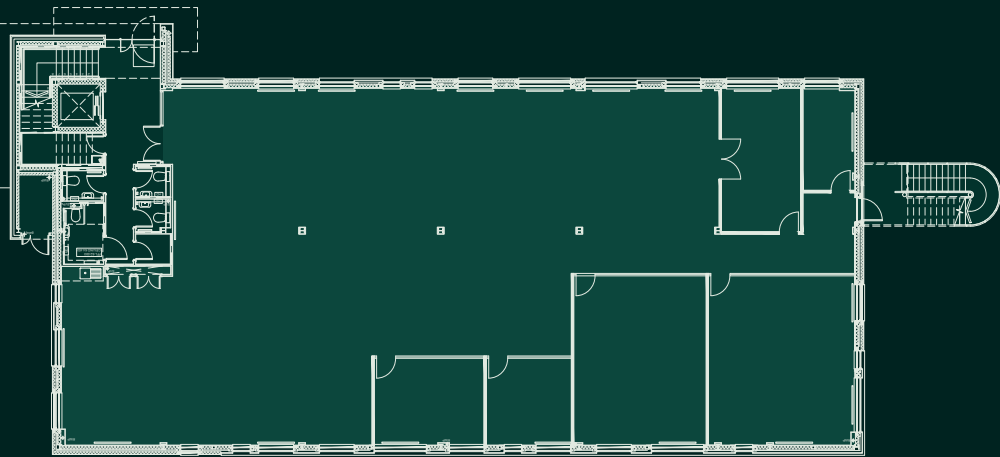
Bike racks



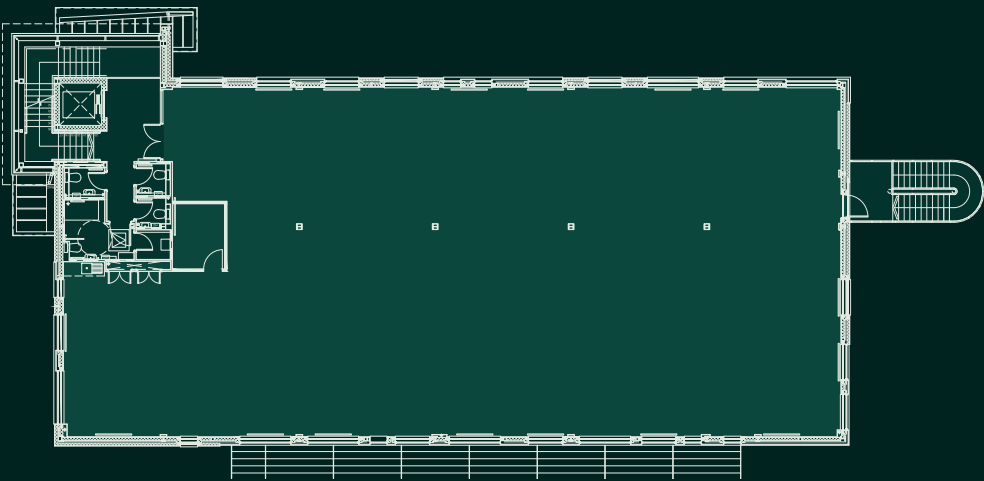
BREEAM 'Very Good'



Ground Floor Plan



First Floor Plan



TWO WESTER SHAWFAIR

Accommodation

Floor	Sq Ft	Sq M
Ground Floor	5,091	472
First Floor	5,082	472



TWO WESTER SHAWFAIR

Lease Terms / Rent

Further details are available on request.

Service Charge

There is an annual service charge payable of £3.94 per sq ft.

Date Of Entry

By arrangement.

Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VAT

All figures are quoted exclusive of VAT.

Rates

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £85,100 and £62,200 for Pavilion 2 and Pavilion 3 respectively. (Each new occupier has the right of appeal against this figure). Based on the intermediate property rate of 51.1p, these rateable values will result in an estimated rates liability in financial year 2022/23 of £43,486 and £31,784 respectively for Pavilion 2 and Pavilion 3.

Viewing & Further Information

To arrange a viewing please contact:



Katie Maclean
katie.maclean@eu.jll.com
07709 507 286

Craig Watson
craig.watson@eu.jll.com
07739 299 532



Fraser McMillan
fmcmillan@eyco.co.uk
07932 919 990

Neil McConnachie
nmcconnachie@eyco.co.uk
07818 062 736



SHAWFAIR PARK
EDINBURGH

www.shawfair.co.uk

EYCO / JLL hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent EYCO / JLL is in this brochure is provided on the following conditions: 1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3. No person in the employment of EYCO / JLL, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4. All prices quoted are exclusive of VAT. 5. EYCO / JLL shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by EYCO / JLL. March 2022