

Shawfair Business Park
EH22 1FD

THREE WESTER SHAWFAIR

To Let
3,674 sq ft to
7,424 sq ft



View Video 



THREE 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 in under 15 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.



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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.



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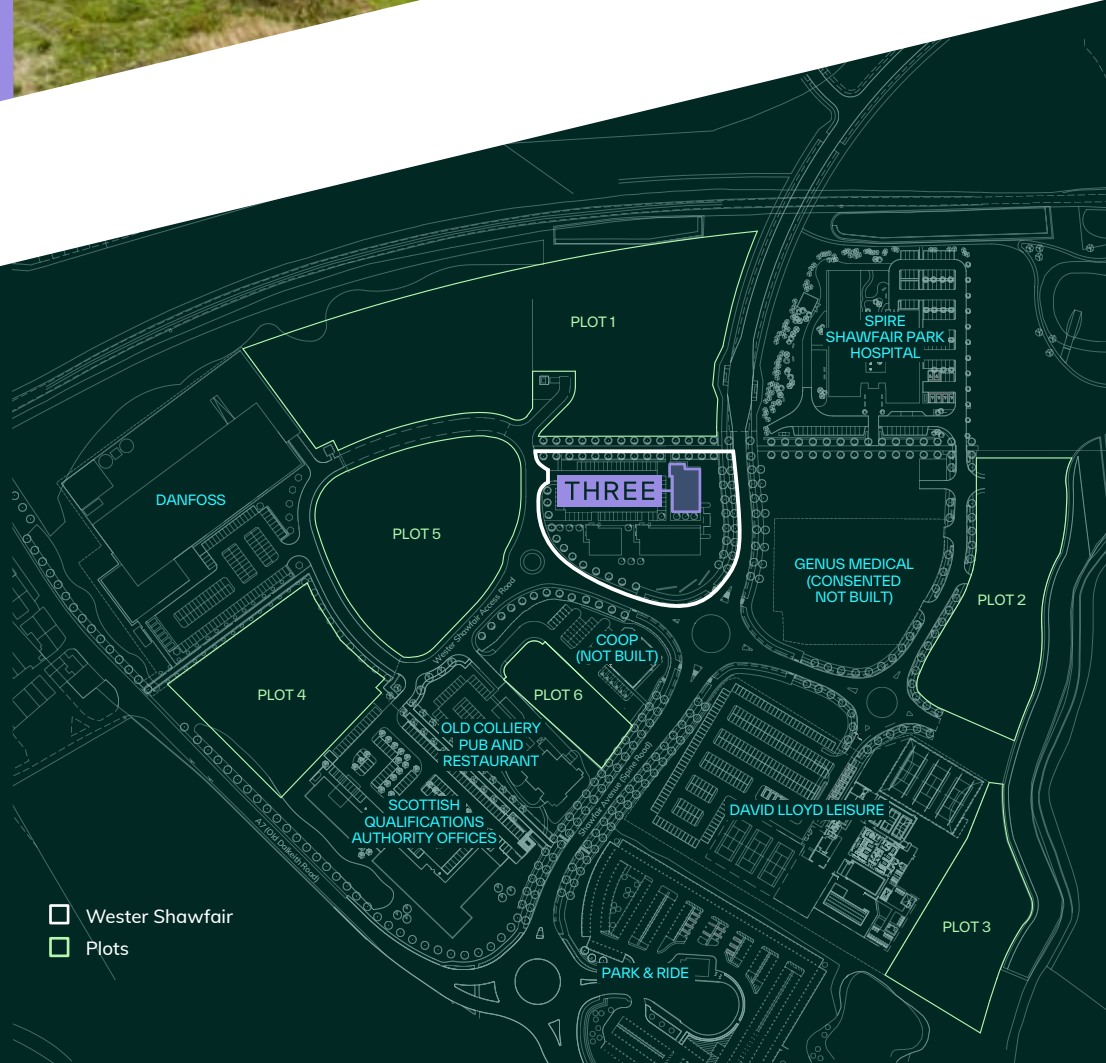
Recent Developments

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 reached practical completion in January 2023.

David Lloyd Health Club













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



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Description

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

-  Metal raised access floor
-  Cat 5e cabling
-  Plug and Play opportunity on the 1st floor
-  Suspended ceilings incorporating recessed LED lighting
-  WCs on both floors
-  Shower facilities
-  Existing fit out available
-  8 person passenger lift
-  Excellent parking provision of 26 spaces (1 space per 288 sq ft)
-  Bike racks
-  BREEAM 'Very Good'
-  EPC A



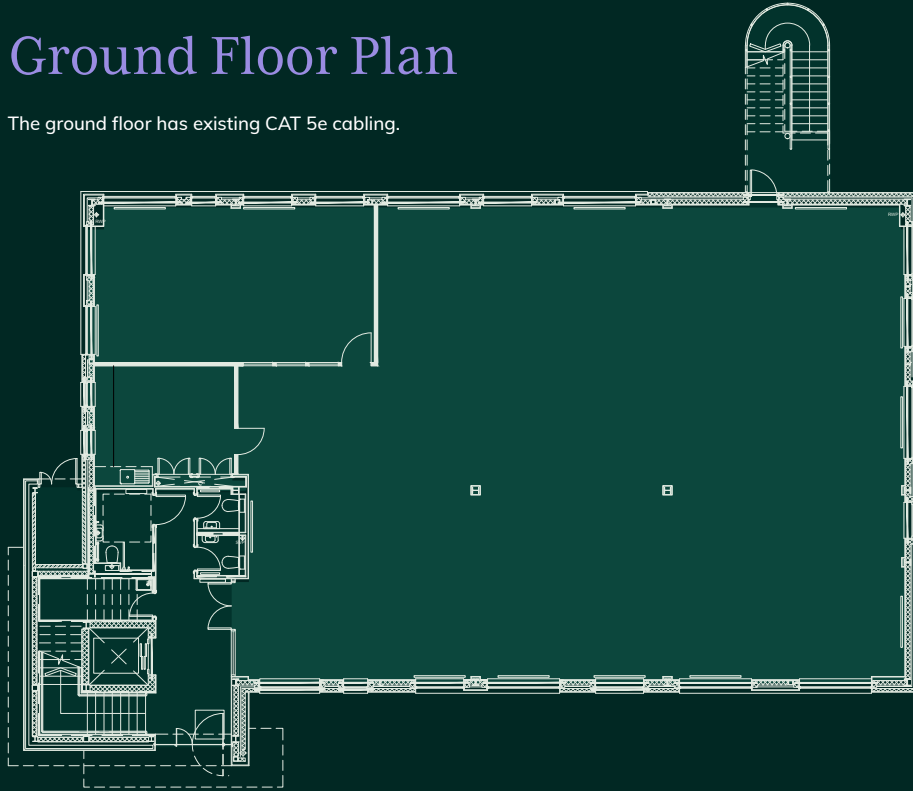
1st floor fitted out and furnished space



1st floor fitted out and furnished space

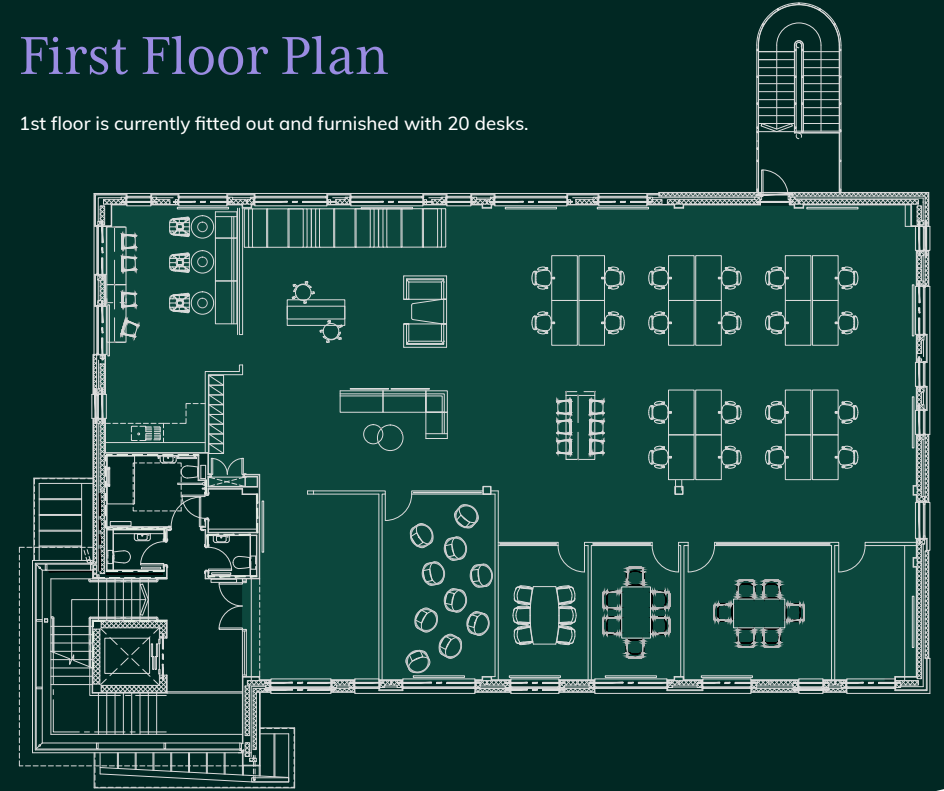
Ground Floor Plan

The ground floor has existing CAT 5e cabling.



First Floor Plan

1st floor is currently fitted out and furnished with 20 desks.



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Accommodation

Floor	Sq Ft	Sq M
Ground Floor	3,750	348
First Floor	3,674	341
Total	7,424	689



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Lease Terms / Rent

Further details are available on request.

Service Charge

The tenant will be liable for a pro rata share of the service charge.

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

The Rateable Value for the property is registered by the Scottish Assessors as £76,200, effective from 1 April 2023. Based on the intermediate property rate of 51.1p, this equates to an estimated rates liability in the 2023/24 financial year of £38,938.

Viewing & Further Information

To arrange a viewing please contact:



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