



TO LET

TWO LOCHRIN SQUARE
96 FOUNTAINBRIDGE, EDINBURGH, EH3 9QA
FULLY FITTED FIRST OFFICE- 7,147 SQ FT (664 SQ M)

LOCATION

EASILY ACCESSIBLE:



10 minutes walk to Haymarket Train Station & tram halt.



National Cycle Route 754 passes the building.



Port Hamilton bus stop (services 1, 34 + 35 is directly outside).

Two Lochrin Square occupies a prominent position on the west side of the Exchange District in Central Edinburgh.

This location offers immediate access to the Union Canal and a strong mix of amenities, with Bruntsfield, Tollcross and the Exchange all close by, providing a wide choice of cafés, restaurants, leisure facilities and everyday services that support an attractive and well-connected office environment.



HIGH PROFILE NEIGHBOURS INCLUDE:

- | | |
|----------------|---------------------|
| • OEG | • Bloomberg |
| • Trip.com | • Lloyds Banking |
| • Buro Happold | • Financial Conduct |
| • Orsted Group | Authority (FCA) |

NEARBY AMENITIES:

- | | |
|----------------|-----------------|
| • Loudons | • Pret a Manger |
| • Maki & Ramen | • Puregym |
| • Costa Coffee | • Tesco |
| • Nandos | • Sainsbury's |

LOCHRIN SQUARE

Two Lochrin Square comprises a purpose built Grade A office building completed in 2007. Lochrin Square Two was fully refurbished in 2023 to include new air conditioning, gym and new end of journey facilities. It is a tech-enabled building with it's own building app.



FIRST FLOOR

7,147 SQ FT

A high-quality Grade A office suite extending to 7,147 sq ft (664 sq m), presented in excellent condition with a modern, fresh fit-out.



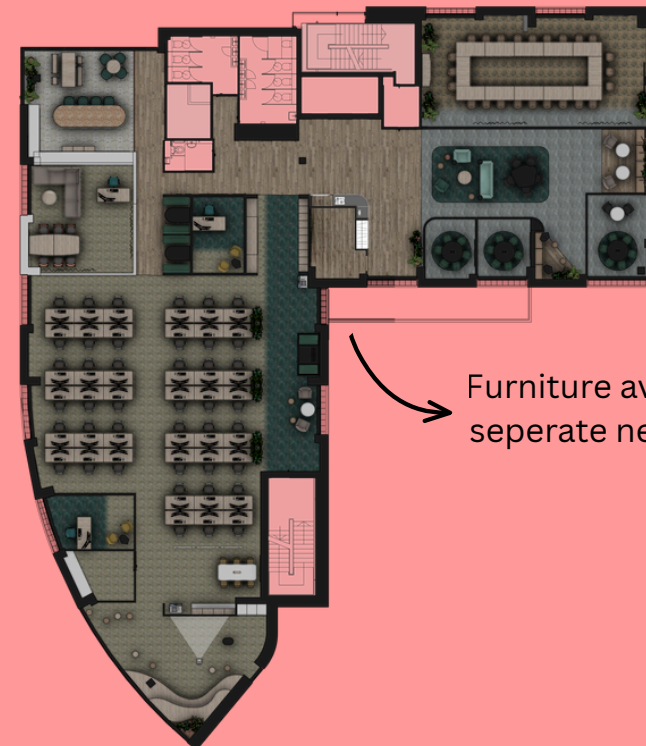
The subjects benefit from the following specification:

- High quality existing fit out
 - Raised Access flooring
 - Suspended ceiling
 - LED lighting - mix of strip and feature lighting
 - Air conditioning
 - Cat 5e Cabling
-
- 2 lifts servicing the building
 - Refurbished ground floor lobby area
 - Dedicated male, female and accessible WC facilities
 - Common shower facilities on LG
 - On site gym
 - Secure bike parking
 - Two car parking spaces

FIRST FLOOR 7,147 SQ FT

The suite is self-contained with an extremely high quality existing fit-out, offering any prospective occupier significant cost savings. This includes the following:

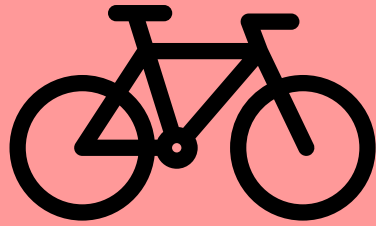
- Generous welcome area with informal meeting spaces
- Boardroom (with sub-divisible central wall)
- 3 further meeting rooms
- Open plan space (currently set up for 42 desks)
- 3 private offices
- Store
- Presentation/Townhall space
- Comms room



Furniture available by separate negotiation.

ON-SITE AMENITIES

Two Lochrin Square benefits from a wide range of on-site amenities.



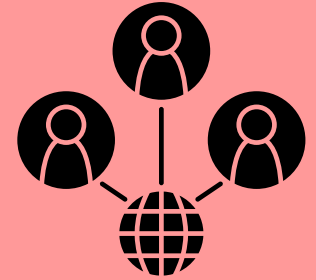
Secure Bike
Storage



Upgraded
Showers



Complimentary
Tenant Gym



Tenant Event
Programmes



Bicycle Repair
Stand



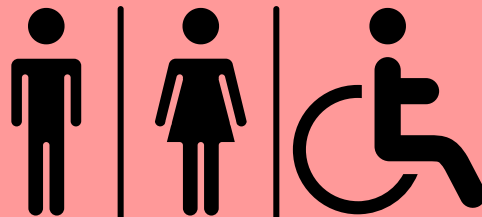
Dyson
Hairdryers



Peloton
Bikes



2 Secure Car
Parking Spaces



Dedicated Male /
Female / Accessible
WCs



Free
Weights



Refurbished Ground
Floor Lobby

LEASE TERMS:

The subjects are currently held on a FRI lease expiring on 13th June 2033. The lease incorporates a tenant only break option on the 13th June 2028, on serving no less than 6 months prior written notice.

Our client is seeking an assignment of the existing lease only. The passing rent is £259,310 per annum which is inclusive of the two dedicated car parking spaces.

USE CLASS:

The premises benefit from Class 4 Use under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

RATING:

Effective from 1st April 2026, the proposed Rateable Value of the subjects is £199,750. (Each new occupier has the right of appeal against this figure). Based on the property rate of £0.548, this Rateable Value, will result in an estimated rates liability in financial year 2026/27 of £109,463.

ACCOMODATION:

The available accommodation extends to an approximate Net Internal Area of 7,147sq ft (664 sq m). In addition, there are 2 car parking spaces available with the suite.

ENERGY PERFORMANCE CERTIFICATE:

EPC Rating = A

DATE OF ENTRY:

The premises are available for immediate occupation.



AML REGULATIONS:

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude. 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.



For Viewings & Further Information:

Please contact the EYCO team below.



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