ROSEWELL HOUSE

CONNECT BUSINESS PARK | EDINBURGH

SUITES FROM 1,300 - 2,640 SQ FT | BREEAM RATING “VERY GOOD”

PLAY VIDEO

ROSEWELLHOUSE-EDINBURGH.CO.UK

FIRST CLASS BUSINESS LOCATION.

THE LOCATION

Newbridge is an established commercial business location and the key to its success is excellent connectivity. Connect Business Park provides immediate access to the Scottish motorway network and Central Scotland's cities and towns. The location allows easy access to Edinburgh city centre via car, bus or tram, and Edinburgh Airport is only 2 miles away.

A selection of local amenities are available nearby at Ratho Station, Newbridge, The Gyle Shopping Centre and Hermiston Gait Retail Park.

THE DEVELOPMENT

Connect Business Park is an impressive development situated in Newbridge. Rosewell House provides a striking Grade A building which fulfils modern occupier needs.

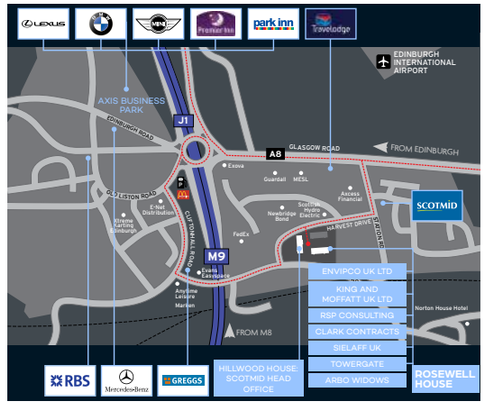
The available suites on the ground and first floor offer high quality office accommodation with a specification including raised access flooring, suspended ceiling with LG7 lighting and VRF heating and cooling system.

2 MINUTES
From M8/M9 Interchange
City centre: 22 mins
Livingston: 10 mins
Glasgow: 43 mins

30 MINUTES
By bus to the City centre
Lothian, First, Citylink and Stagecoach operate 12 services

7 MINUTES
Edinburgh International Airport
London: 1 hr 15 mins
Manchester: 1 hr
Dublin: 40 mins

10 MINUTES
Edinburgh Park and Ride and South Gyle Train Station
City centre: 6-10 mins



Vacant 1F

Vacant 1F

GRADE A SPECIFICATION OFFICES.

Pixel Global AV

SPECIFICATION

- Extensive car parking and EV charging points
- Energy efficient VRF heating and cooling system
- 2 passenger lifts
- Male, female and fully accessible toilets on each floor
- Shower facilities
- Raised access floor
- Floor loading 4+1 KN/m2
- Floor to ceiling height 2.7m
- Suspended ceiling with energy efficient LG7 lighting
- BREEAM “Very Good”
- EPC rating ‘A’

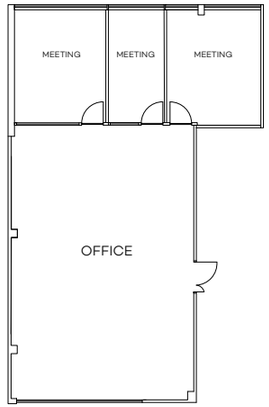
Vacant 1F

Vacant GF

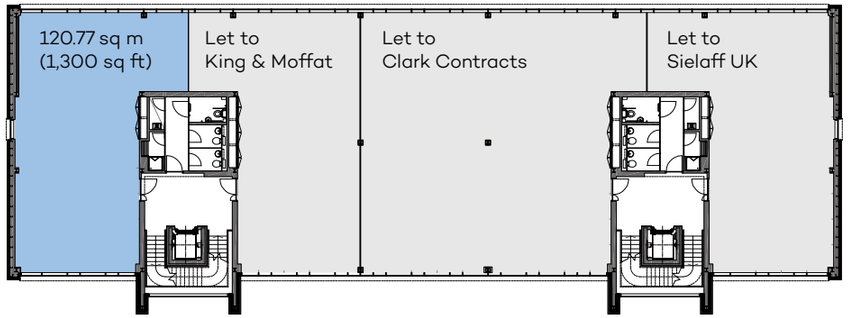
AVAILABLE ACCOMMODATION

The available accommodation has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and extends to the approximate Net Internal Areas detailed below:

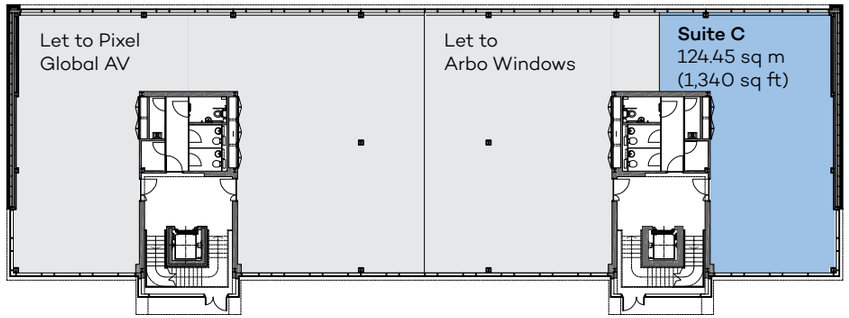
FLOOR	SIZE (sq m)	SIZE (sq ft)
Ground	120.77	1,300
1st (Suite C)	124.45	1,340
TOTAL	**245.22**	**2,640**



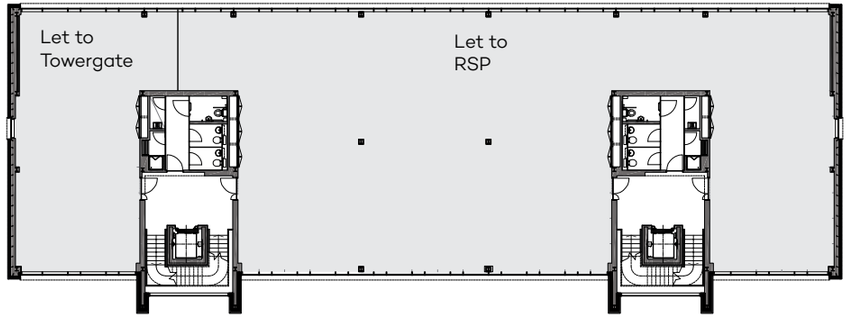
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERMS

The accommodation is available on full repairing and insuring terms. Rental information is available upon request.

VAT

This property is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs with the in-going tenant being liable for land and building transaction tax (LBTT) and registration dues.

EPC

The property has an Energy Performance Certificate rating of "A". A copy of certificate is available upon request.

BREEAM RATING

This property benefits from a BREEAM rating of 'Very Good'.

RATING

The incoming occupier will be responsible for the payment of Local Authority Rates.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

FURTHER INFORMATION

By contacting joint letting agents Ryden and Cushman & Wakefield.

CUSHMAN & WAKEFIELD

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August 2026.

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