HURSTWOOD HOLDINGS

ALEX HOUSE, 21 CLIFTONHALL ROAD

NEWBRIDGE, EH28 8PW

More Details

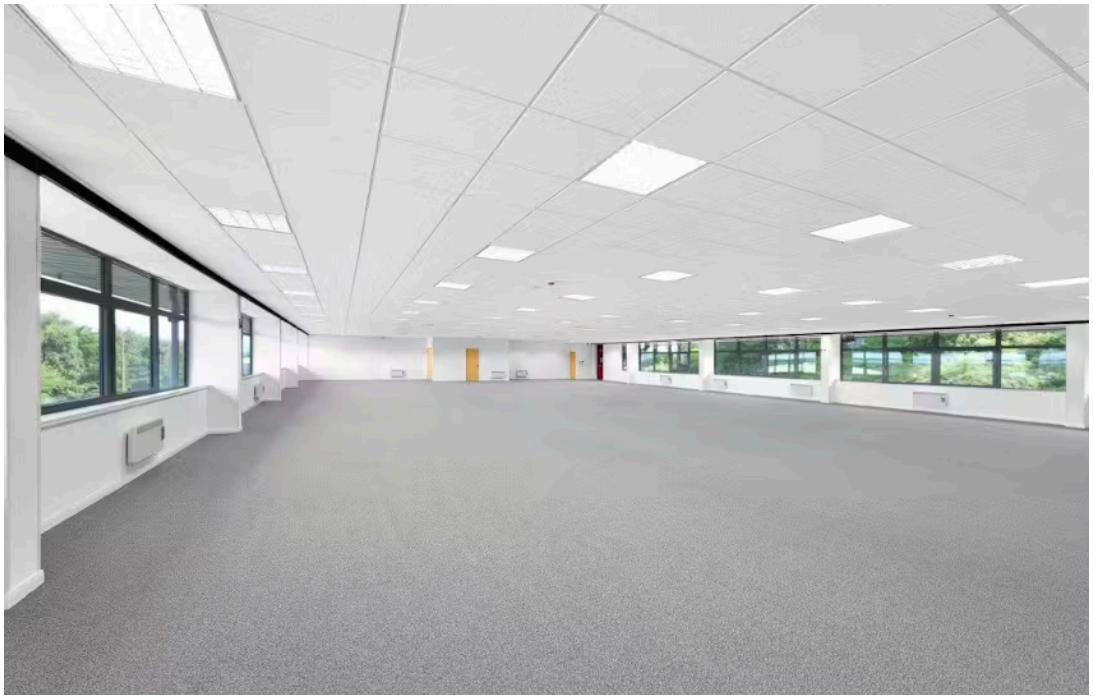


SUMMARY

- Refurbished Open Plan Suites
- Excellent Motorway Access
- Excellent Car Parking
- Flexible Lease Terms
- Flexible office layouts including breakout space

DESCRIPTION

Alex House is a modern, detached property offering excellent connectivity to key cities in the Region. The building, featuring steel frame construction with aluminium and glazed cladding, provides flexible, open-plan ground and first-floor spaces that have been refurbished to a high standard, allowing tenants to tailor the layout to their specific needs. Alex House is ideally situated for businesses seeking a quality, adaptable space with easy access to transport links & amenities.

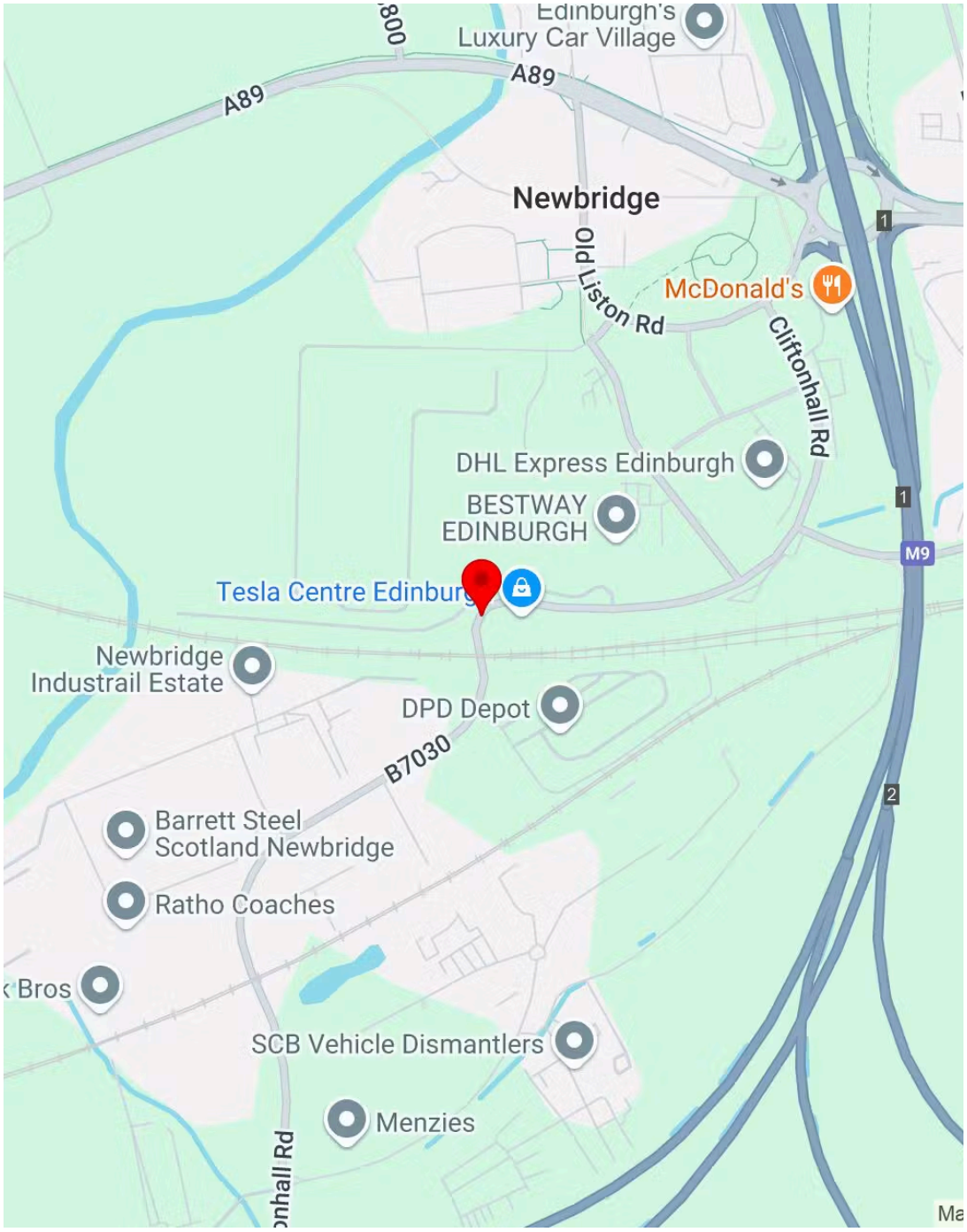




LOCATION

The property is located minutes from the west bound M8 and north bound M9, giving easy connectivity to the majority of Scotland's population within a 1 hour car journey.

Edinburgh City Centre is approximately 7 miles from the building and Edinburgh International Airport is within 1 mile. Glasgow is approximately 40 miles drive from Newbridge, with Dundee 60 miles and Aberdeen 125 miles.
The property is close to the retail and leisure facilities of The Gyle Shopping Centre and Edinburgh Park, with convenience shopping available in Newbridge and Ratho.



Alex House









Alex House



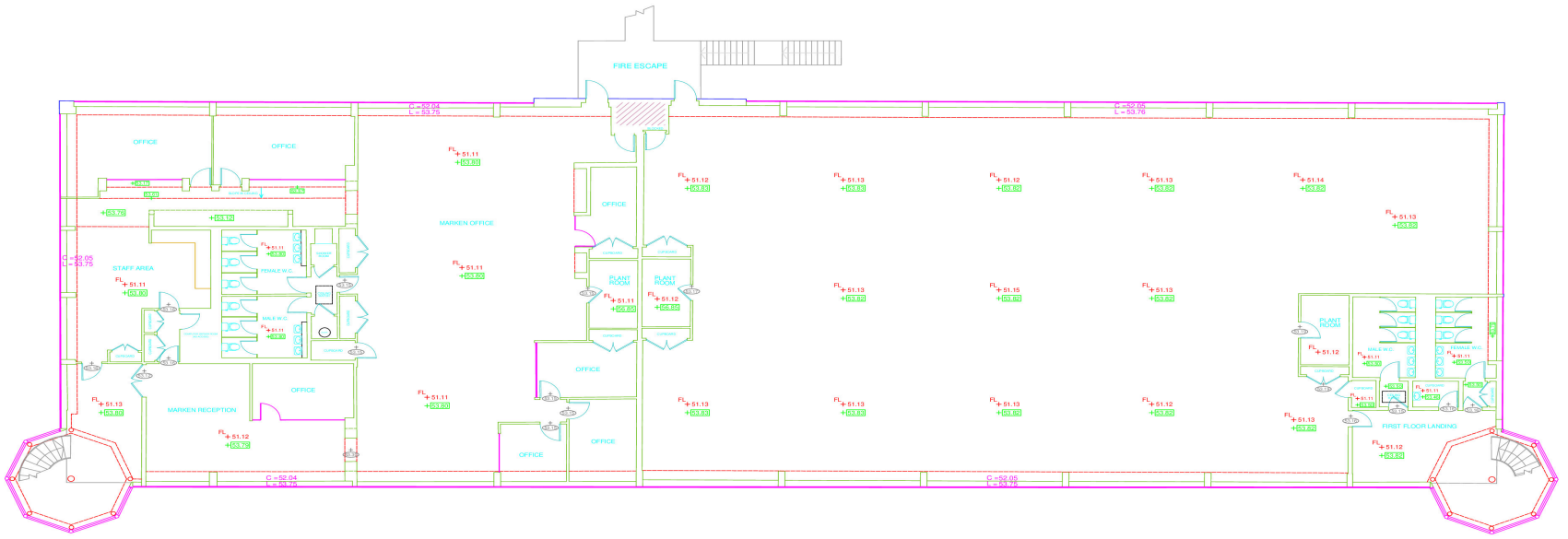








21 CLIFTONHALL ROAD, FIRST FLOOR PLAN.PDF



FIRST FLOOR

NOTES

i)

All survey levels are related to OS Datum.
(National GPS Network).

ii)

Whilst G.L.Surveys has made every effort to locate all topographical and building features we cannot accept responsibility for any features which may be omitted if they are obscured from view for any fixed or temporary reason at the time of the survey taking place.

LEGEND

AV - Air Valve
BH - Borehole
B - Bollard
BT - British Telecom Cover
C - Cover(unknown service)
CL - Cill Level
COL - Column
CT - Cable Telecom Cover
D - Drain
DK - Drop Kerb
EC - Electricity Cover
EL - Eaves Level
EP - Electricity Pole
ER - Earth Rod
FH - Fire Hydrant
FL - Floor Level
G - Gully
GAS - Gas Cover
GB - Gas Service Box
GT - Geo Tichy
IC - Inspection Cover
IL - Invert Level
KL - Keep Left Bollard
LB - Lighting Bollard
LL - Lintel Level
LP - Lamp Post
LT - Lighting Tower
MC - Mercury Cover
MH - Manhole
MKR - Marker
MP - Mooring Post
MR - Mooring Ring
OBM - O.S. Benchmark
OHW - Overhead Wires
OTP - O.S. Trig Point
P - Pad
PM - Parking Meter
PYLN - Elec. Pylon
RE - Reading Eye
RL - Ridge Level
RB - Road Sign
SP - Sign Post
SV - Sluice Valve
T - Tichy
TPT - Traf. Pit
TL - Traffic Lights
TP - Telegraph Pole
TV - Cable T.V. Cover
VP - Vent Pipe
WC - Water Cover
WH - Wall Head Level
WL - Water Level
WM - Water Meter
WT - Water Toby

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CLIENT: HURSTWOOD HOLDINGS

JOB TITLE:
ALEXANDRA HOUSE
21 CLIFTONHALL ROAD
NEWBRIDGE

DRAWING TITLE:
FIRST FLOOR PLAN

DATE: DECEMBER 2018			SCALE: 1:100@A1
SURVEYED BY: AR	EDITED BY: AR		CHECKED BY:
JOB NUMBER: 18-11-09			DRAWING NUMBER: 02

AVAILABILITY

FLOOR/UNIT	DESCRIPTION	SIZE	RENT	SERVICE CHARGE	AVAILABILITY
Ground	Part Ground	3,061 sq ft	£3,572 /month	£1,020 /month	Available

ACCOMMODATION

Last remaining suite extending to 3,061sqft benefiting from a Grade A refurbishment to include LED lights, new carpets and full redecoration. the suite benefits from 3 private offices / meeting rooms. The landlord will fit on of these with a tea point / kitchen area subject to ingoing tenant's requirements The suite has 10 allocated parking bays.

LEASE TERMS

Minimum 12 Month Lease

SERVICE CHARGE

£3 per sq ft

INSURANCE

£0.32 per sq ft

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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Misrepresentation Generated on 12/10/2026


HURSTWOOD
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