



***217,150 sq ft of exceptional offices with 759 car space on a 12 acre landscaped site prominently located adjacent to Edinburgh Park.***

***A cost effective and flexible office solution, also suitable for a range of alternative uses.***

#### **Location**

Drummond House is prominently located next to Edinburgh Park, in Edinburgh's South Gyle commercial district. It is within a short walk of key public transport infrastructure, connecting it with all areas of Scotland, Edinburgh city centre and Edinburgh Airport, and has immediate access to Scotland's motorway network. Drummond House is therefore exceptionally accessible, and well placed to draw on a Scotland-wide talent pool.

- Immediate access to the city bypass (A720) and the M8 Motorway.
- A short walk from Edinburgh Park, Edinburgh Gateway, and South Gyle mainline railway stations.
- A short walk from Edinburgh Park tram stop, connecting with the airport and city centre.
- Immediate access to multiple bus routes serving the entire city, as well as intercity.
- 5 minutes' drive from Edinburgh Airport, with over 33 airlines serving 142 destinations, and with 42 flights a day to London.
- Immediate access to the landscaped environment and amenities of Edinburgh Park.
- A short walk from South Gyle Shopping Centre, with 400,000 sq ft of high-quality retail.
- Multiple hotels, a health club and nursery facilities nearby.
- A short drive to a wide range of leisure opportunities, including six golf courses, Edinburgh International Climbing Arena, five-a-side football, and a range of bars and restaurants.
- Direct access to Edinburgh's cycle network, for healthy commuting

Drummond House shares this highly serviced and accessible environment with key companies including JP Morgan, BT, Aegon, Fujitsu, Sainsbury's Bank, Diageo, and Agilent Technologies.

### The City of Edinburgh

Edinburgh is one of the UK's fastest growing and most productive cities, second only to London as a home for FTSE 100 companies. As Scotland's capital city, it hosts both the Scottish Parliament and it's Government, and is the UK's largest regional financial centre with over 30 banks operational and £500 bn of assets under management.

- 8 universities and further education colleges, with 81,000 students and the highest proportion of overseas students in any UK city.
- 55% of the workforce educated to degree level or higher, the highest of any UK city.
- 83% of the University of Edinburgh's research is recognised as world leading.
- No. 1 UK conference destination after London, generating £300m in economic value from business tourism.
- Voted best place to live in the UK every year from 2014 to 2018 (Daily Telegraph).
- 3.84 million visitors a year generating over £1.32bn of expenditure annually.

### Drummond House

Drummond House is a headquarters campus office development designed to offer high occupational densities and a high level of flexibility to adapt to changing working practices. Built over basement, ground and two upper floors, the building offers a single coherent workspace but also has the flexibility to break down on a modular basis using two separate reception areas. The building has the benefit of extensive existing fit-out which can be included in the sale/lease. It has the capacity to be reconfigured for a wide range of office or non-office uses subject to planning, including data centre, contact centre, education, healthcare, and other institutional purposes. The wider site provides extensive car parking and landscaping, and offers the opportunity for further development.

The outline specification includes:

- Two high quality independent reception areas.
- Deep plan, flexible, open-plan floor plates.
- Central atria increasing natural lighting levels.
- Extensive subfloor and above ceiling service zones.
- Oversized plant areas and risers ensuring a high level of serviceability.
- Ample provision of passenger lifts and WCs.
- A double height and highly secure area, previously configured as a cash centre.
- Basement and surface car parking for 759 cars.
- Secure service yard for lorry access.
- Fully fitted canteen and restaurant area.
- Landscaped grounds providing staff leisure space and two five-a-side football pitches.
- Extensive 12 acre site, with potential for further development.

### Floor Areas

The building can be subdivided by wings and by floors. A measurement exercise is still to be completed, but approximate net internal floor areas are as follows:

Floors	Office (sq ft)	Ancillary (sq ft)	Totals (sq ft)
Second Floor	76,600	531	77,131
First Floor	77,204	570	77,774
Ground Floor	25,295	57,281	82,576
Basement		5,450	5,450
<b>Sub Totals</b>	<b>179,099</b>	<b>63,832</b>	<b>242,931</b>

### Terms

Drummond House is available for sale, or potentially to let depending on the transaction structure required. The building can be acquired in its current configuration, or the vendor/lessor is prepared to agree a bespoke refurbishment package on a commercial basis. Please contact the selling agent for terms.

### Vat Exemption

The vendor has not elected to waive the exemption for payment of VAT, and it is therefore an option to occupy on a VAT exempt basis.

### Grant Funding and Assistance

By locating in Scotland and at Drummond House, companies may qualify for grant funding and a range of other practical assistance. To find out more please go to [www.scottish-enterprise.com](http://www.scottish-enterprise.com) or contact Scottish Development International on 0300 013 3385.

### EPC

A new EPC is currently being assessed.

### Further Information

For further information or to view the building, please contact:

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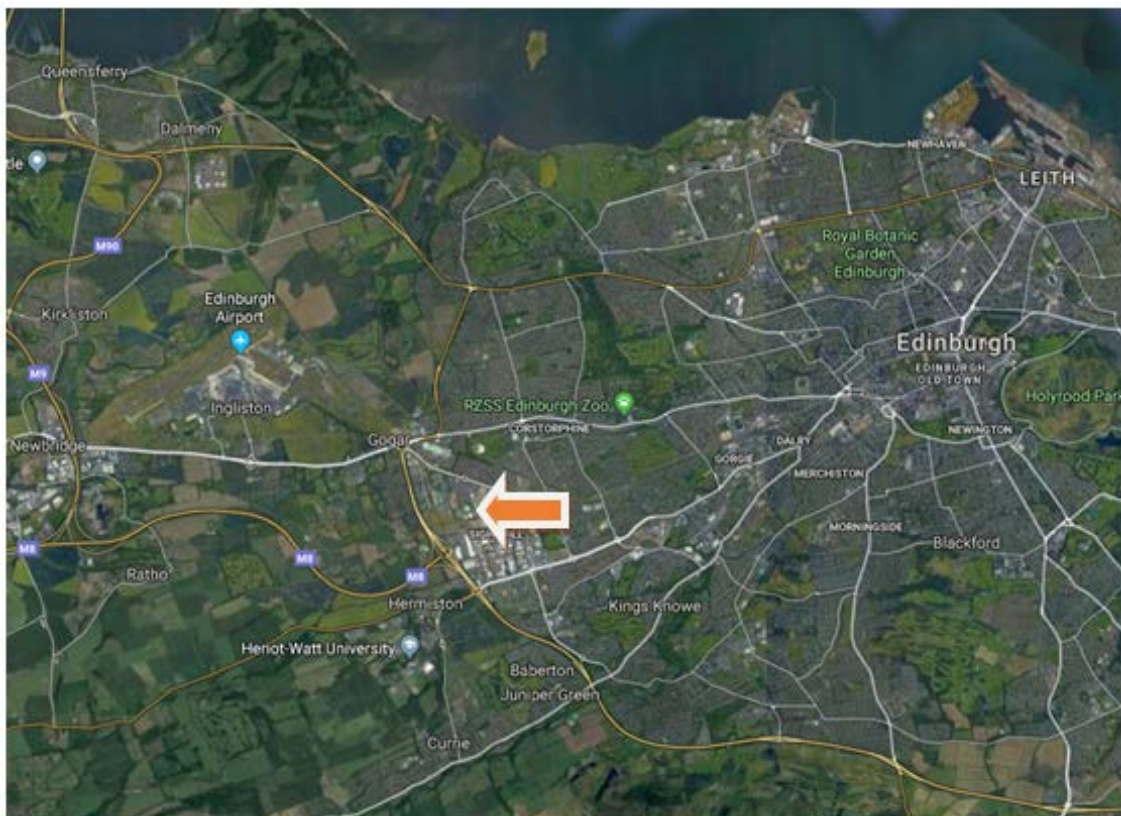
One Edinburgh Quay  
133 Fountainbridge  
Edinburgh  
EH3 9QG

Internal Images



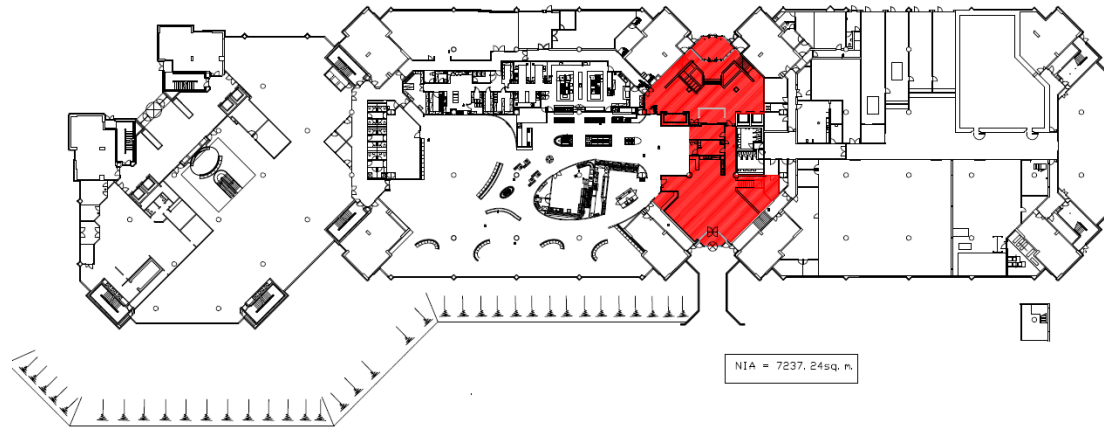
These images are not current but are included to give a feel for the building.

**Location Plans**

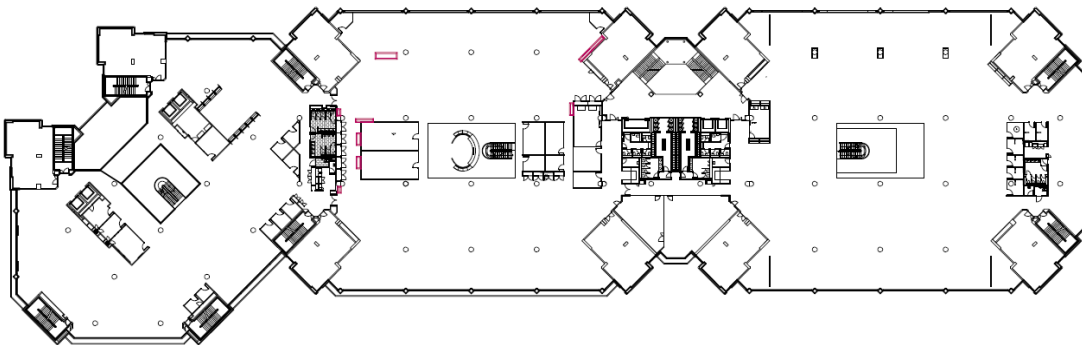


## Floor Plans

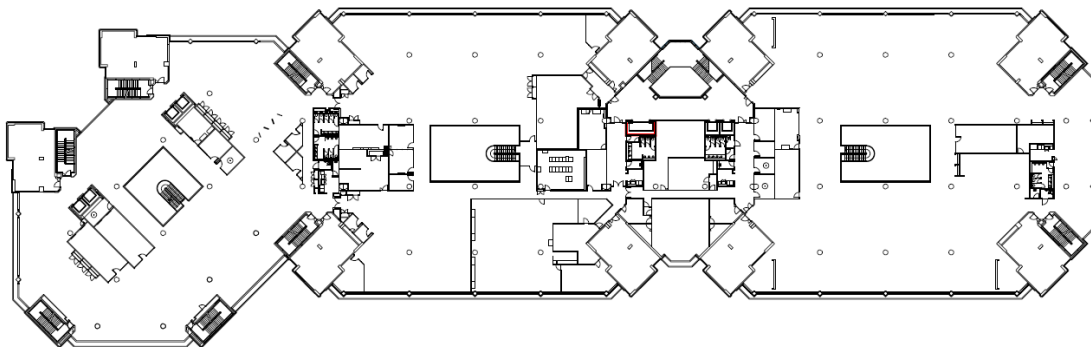
### Ground Floor



### First Floor

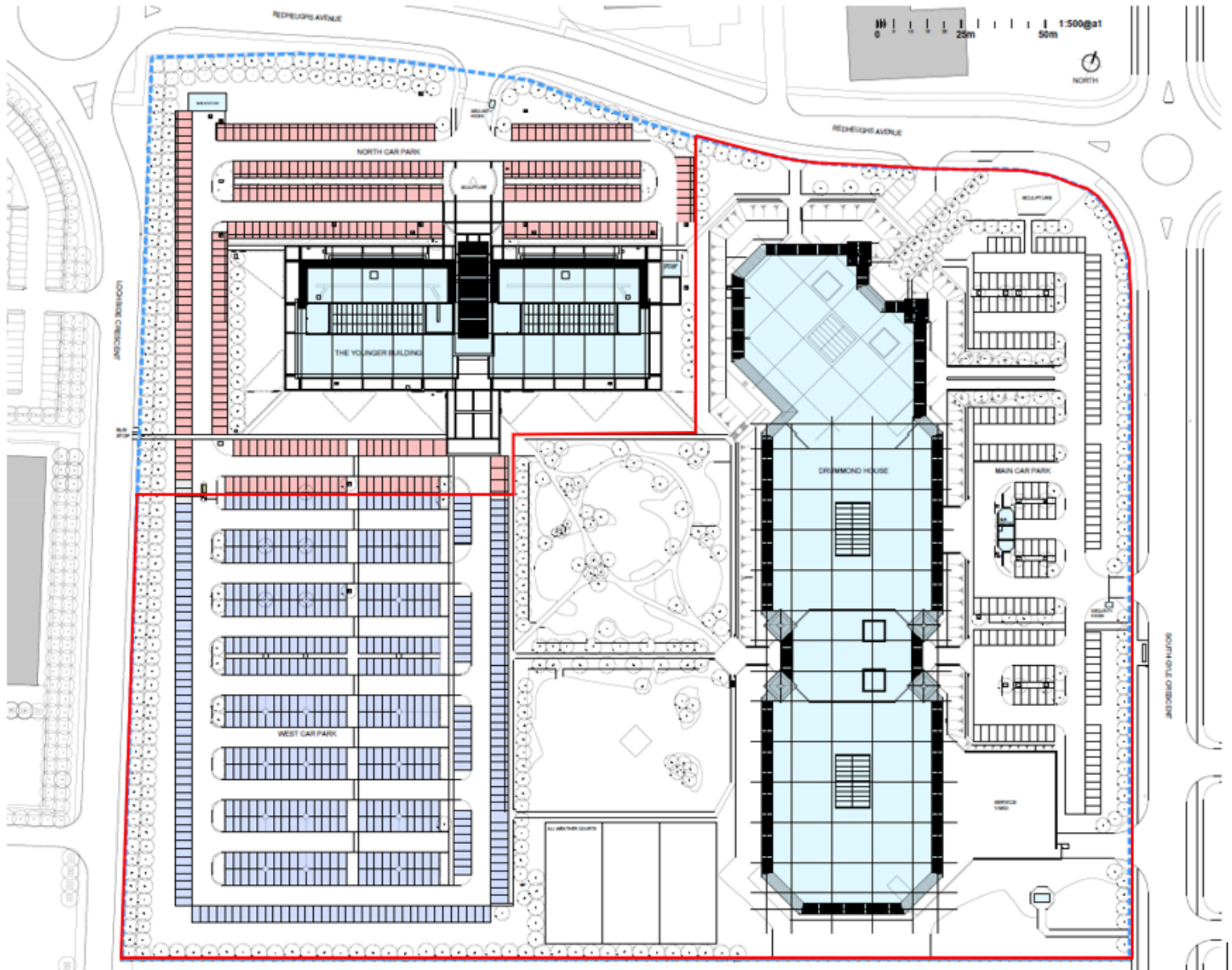


### Second Floor



Floor plans are indicative, and not to scale.

**Site Plan**



Not to scale. Subject site outlined in red.