



Shawfair Park Edinburgh

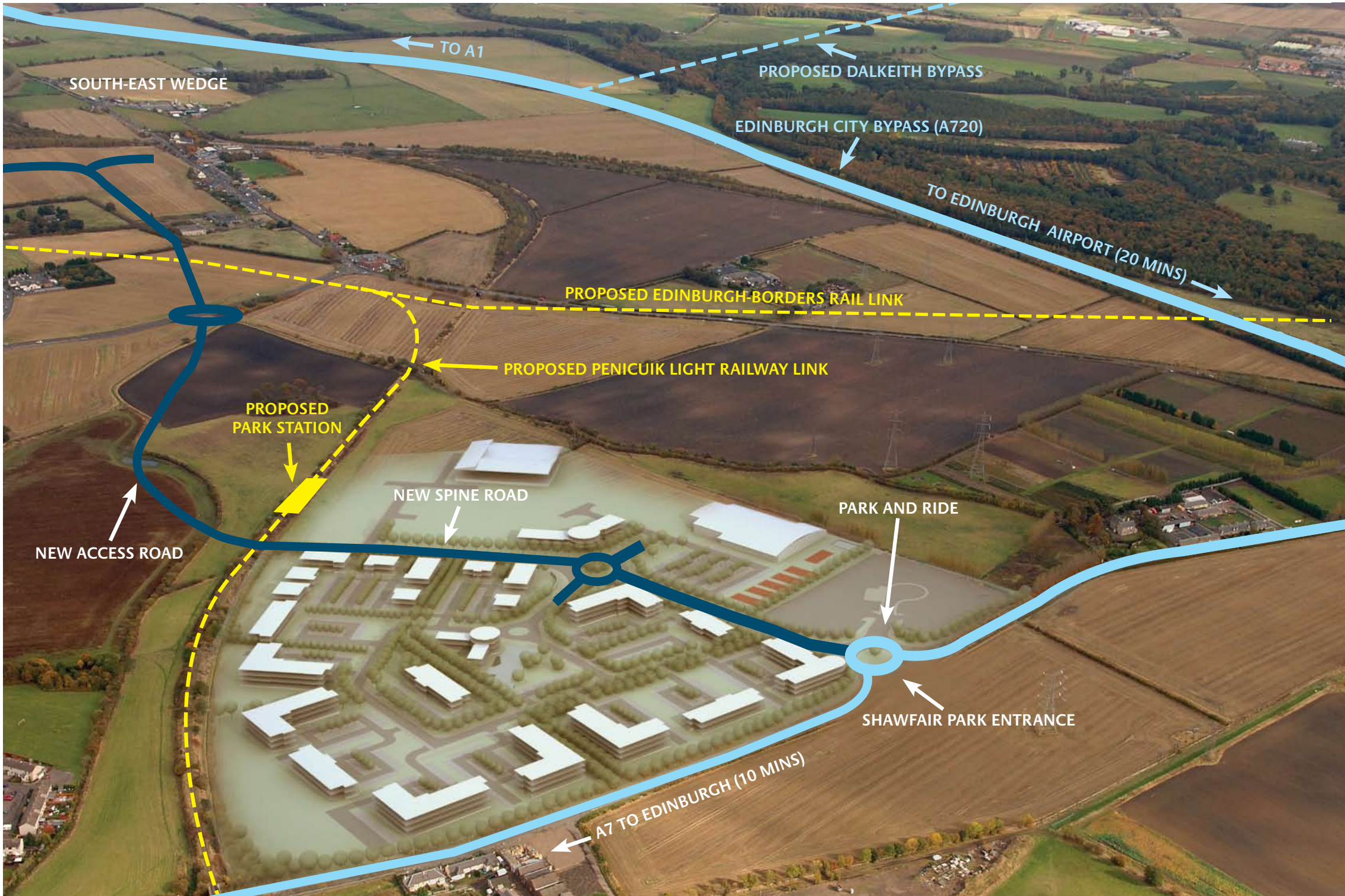


A new, mixed use, sustainable development delivering quality design with integrated transport connections



Midlothian's Premier Business Park





SOUTH-EAST WEDGE

TO A1

PROPOSED DALKEITH BYPASS

EDINBURGH CITY BYPASS (A720)

TO EDINBURGH AIRPORT (20 MINS)

PROPOSED EDINBURGH-BORDERS RAIL LINK

PROPOSED PENICUIK LIGHT RAILWAY LINK

PROPOSED PARK STATION

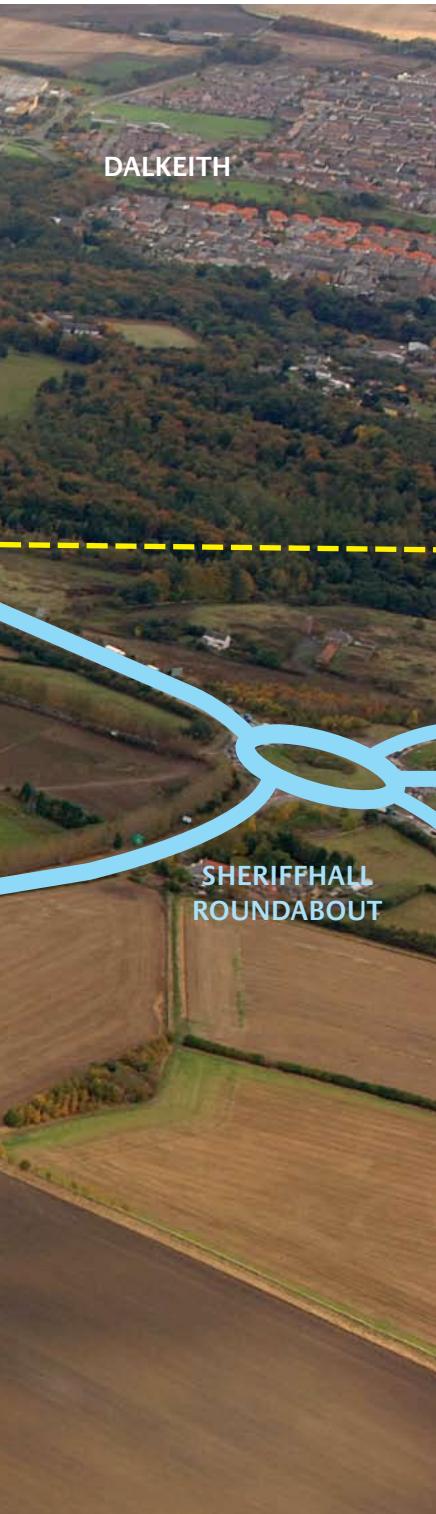
NEW ACCESS ROAD

NEW SPINE ROAD

PARK AND RIDE

SHAWFAIR PARK ENTRANCE

A7 TO EDINBURGH (10 MINS)



DALKEITH

SHERIFFHALL
ROUNDBOUT

Why Shawfair Park?

- **Direct access to Edinburgh City Bypass, City Centre and A1**
- **Edinburgh Airport 20 minutes by car**
- **Unique, rural Midlothian environment with a keen, aspiring labour force**
- **Proposed amenities include hotel, leisure and health facilities**
- **New rail line and Dalkeith Bypass providing even better access to Edinburgh and Shawfair Park**
- **Respectful of the environment and heritage of the area**
- **Attractively designed bespoke office accommodation suitable as a company Headquarters or small business unit**

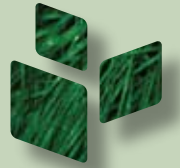
Shawfair Park is strategically located adjacent to Edinburgh City By-Pass, the A1 and Dalkeith town centre itself.

This new Business Park benefits from the employment advantages of both Mid and East Lothian which provides a very strong, highly educated labour pool within its catchment areas and is easily accessed from Edinburgh City Centre.

The Park, which will be of a high quality mixed use nature, can provide offices from HQ style pavilions to smaller office buildings and suites to suit the differing requirements of the marketplace. In addition, occupiers can either lease or buy the space they require. The Park will provide all the facilities that office occupiers require on a quality business park, including amenities such as crèche, leisure and fitness, hotel, restaurant and convenience retail facilities.

A new Park & Ride facility is being built and there are proposals to incorporate on the Park a range of complimentary amenity facilities. The entire Park has been masterplanned and designed to create an attractive and sustainable working environment. It will meet the property needs of both local and inward investing organisations, who appreciate the advantages of the location and the quality of the Park's environment.

Shawfair Park forms part of the much larger Shawfair "South East Wedge" development which, when completed, will create a new town with all the added facilities that such a development provides.



TRAVEL TIMES BY CAR

Edinburgh City Centre: 20 mins
Edinburgh Airport: 20 mins
Waverley Station: 20 mins
Glasgow: 50 mins

Midlothian

History, culture and modern amenities

Midlothian lies immediately south of Edinburgh, Scotland's Capital City. It distinguishes itself through its variety and beautiful tourist attractions. Its boundaries are the Moorfoot Hills and the Pentland Hills. Some of the main towns in Midlothian are Penicuik, Bonnyrigg and Dalkeith.

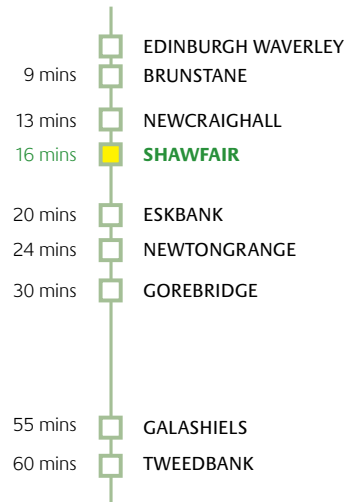
Midlothian has a vibrant and competitive local economy. Previously dominated by traditional industries such as coal mining, it has been radically transformed in recent years into a key centre of Scotland's knowledge economy. Indeed, Midlothian has emerged as a UK, European and international centre for the developing biotechnology and life sciences sector and has a world-famous reputation for research, development and production.

For further information view the website at www.midlothian.gov.uk



PHOTOS COURTESY OF MIDLOTHIAN COUNCIL

NEW RAIL LINK



SURROUNDING OCCUPIERS

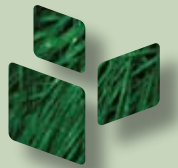


New rail link from Edinburgh Waverley to Tweedbank running through Shawfair Park. Construction begins September 2008
www.waverleyrailwayproject.com

Demographics



- In 2001, the resident population within a 35 minute drive of Shawfair was approximately 680,000.
- Housing projections up to 2012 suggest this resident population will rise by 21,400.
- The 35 minute Shawfair catchment area contains an above average level of people in 15-24 & 35-44 age groups.
- The Shawfair catchment scores 110 (compared to UK average mark of 100) in the number of people within the highly skilled labour group.
- The Shawfair catchment has a below average level of unemployment at only 4.25%
- There is a large resident student population, both economically active and inactive, scoring 130 and 147 on an index where 100 equals the national average.
- There is a highly qualified catchment population with a greater proportion of the resident population obtaining a first or higher degree or professional qualification, than the national average.





Description

The first phase of Shawfair Park will provide 3 pavillion style office buildings which will offer suites from 2,500 sqft. The accommodation has been designed to address the increasing level of demand from occupiers who are seeking high quality premises in an attractive business environment with very good transport links. In addition, a sustainable approach has been taken in the design and development of the scheme, this is reflected in the “very good” BREEAM rating for the offices. The accommodation is available to let or for sale.

Shawfair Park is located at the entrance to Shawfair, a significant part of Edinburgh’s south east wedge development. Shawfair Park is planned to become the commercial hub for south Edinburgh and Midlothian providing extensive business space and staff amenities including hotel, creche, bar, restaurant and leisure facilities. Future phases will provide further flexible office accommodation. We are also able to discuss pre-lets, land sales and design and build for occupiers.

Specification

High quality, sustainable design and materials will be utilised throughout in order to provide a value for money working environment.

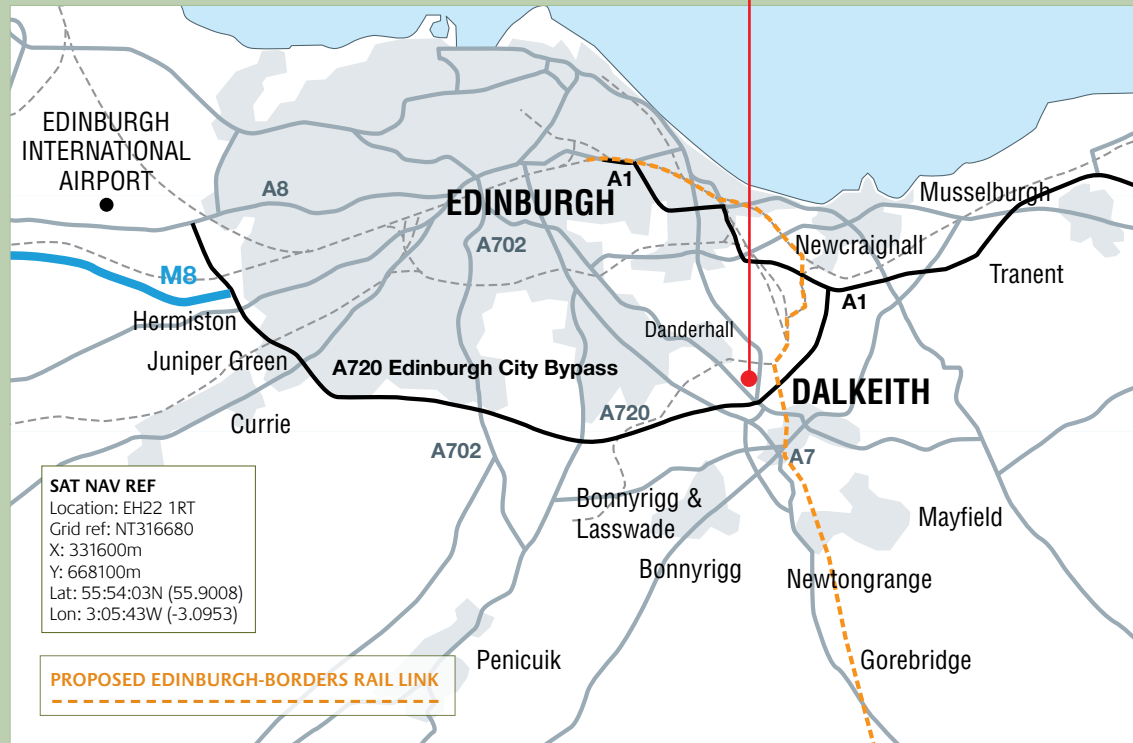
The specification of individual buildings can be tailored to suit specific requirements which will, on the whole, provide:-

- Suites from 2,500 sq ft;
- High profile entrances;
- Quality external materials;
- Offices will have a “very good” BREEAM rating;
- Raised access flooring;
- Suspended ceilings;
- Flexibility to incorporate comfort cooling;
- Efficient, easily space planned floorplates;
- Quality toilet facilities throughout;
- A high quality Park environment;
- Car parking and ease of access to public transport.





Shawfair Park Edinburgh



Lease Terms

Information on availability of offices, leisure and other facilities as well as purchase and lease terms can be obtained from either of the joint agents.

Further Information

Contact the letting agents:



Jones Lang LaSalle
Lismore House
127 George Street
Edinburgh
EH2 4JN
Tel: 0131 225 8344
Fax: 0131 225 2147

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Cameron.Stott@eu.jll.com
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