



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.

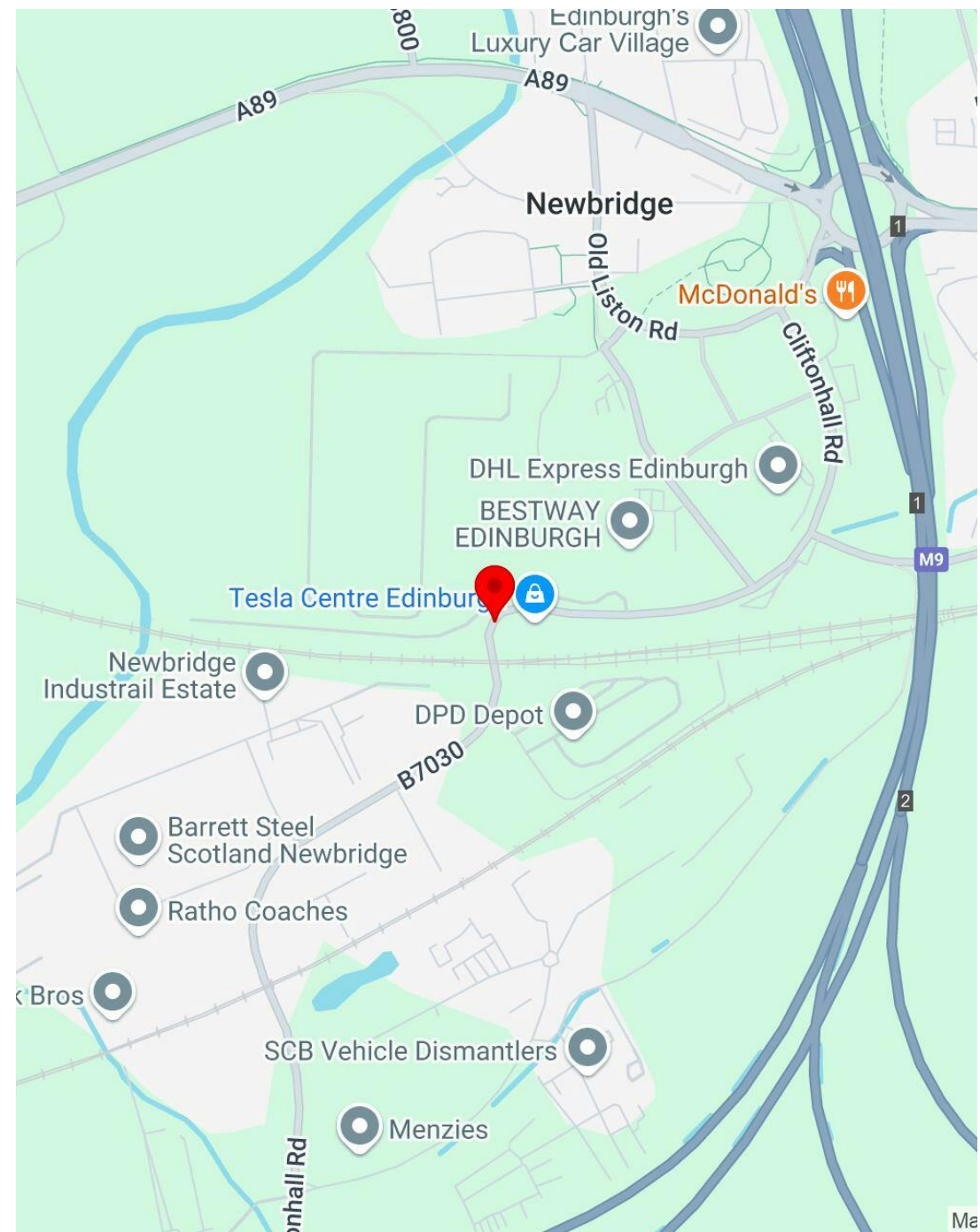


LOCATION

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.

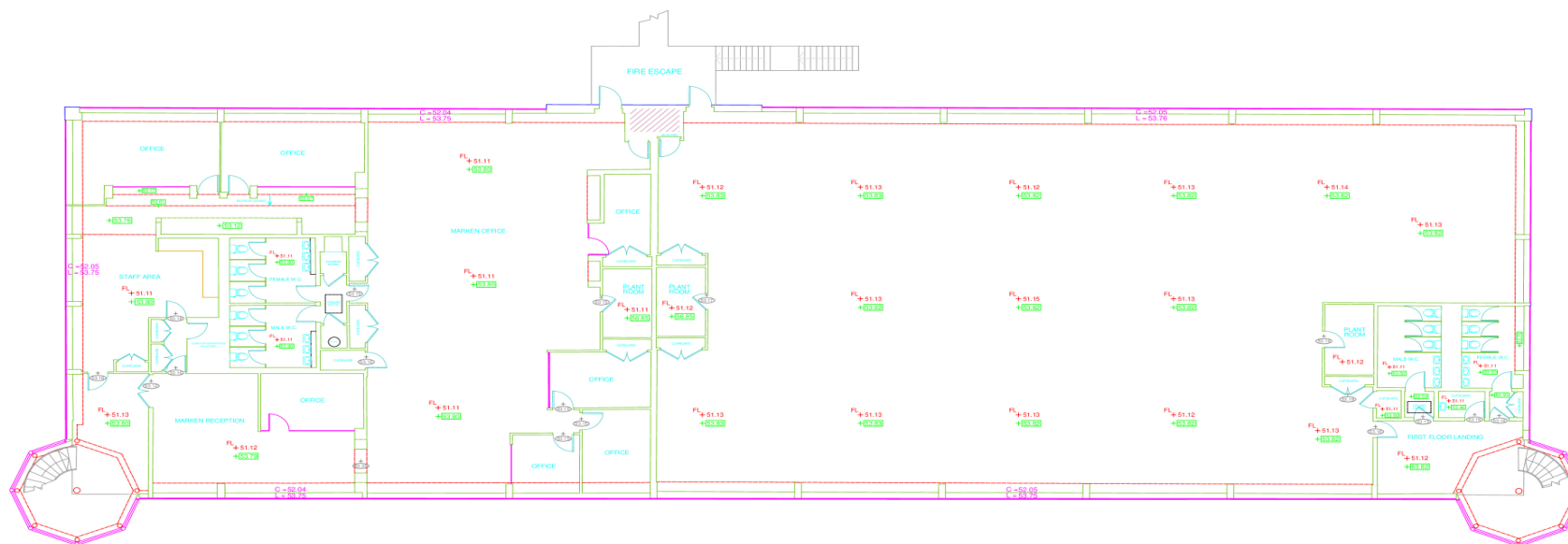


Alex House



Alex House





FIRST FLOOR

NOTES

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

While 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
- BF - Bonafide
- BT - British
- BT - British Telecom Cover
- C - Cover/Unimark/airtel
- CL - CL Level
- COL - Column
- CT - Cables Telecom Cover
- D - Drain
- DK - Drop Kiosk
- EC - Electricity Cover
- E - E-wire Level
- ED - Electricity Pole
- EP - Earth Flood
- FL - Fire Hydrant
- FI - Floor Level
- G - Gully
- GA - Gas Cover
- GPS - Post Office Box
- GT - Gas Tasty
- IC - Inspection Cover
- L - Invert Level
- KL - Keep Left Bulb
- LB - Lighting Bulb
- LL - Lintel Level
- LP - Lamp Post
- LT - Lifting Tower

MG - Mercury Cover
MH - Manhole
MR - Marker
MP - Mooring Post
MR - Mooring Ring
ORW - Overhead Wire
OTB - O.S. Benchwork
OWH - Overhead Walk
OTF - O.S. Trip Point
P - Post
PL - Purling Machine
PLEN - Elec. Plyon
FL - Flashing Eye
RL - Ridge Level
PS - Road Sign
SP - Sign Post
SV - Sluice Valve
T - Tully
TPIT - Trip Pt.
TL - Traffic Lights
TF - Telegraph Pole
TEL - Tele. Tr. Cen.
VP - Vent Pipe
WC - Water Cistern
WH - Wind Head Lev.
WL - Water Level
WM - Water Motor
WT - Water Telly



G.L.SURVEYS

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CLIENT	HURSTWOOD HOLDINGS
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ALEXANDRA HOUSE
21 CLIFTONHALL ROAD
NEWBRIDGE

DRAWING TITLE

FIRST FLOOR PLAN

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

AVAILABILITY

FLOOR/UNIT	DESCRIPTION	SIZE	RENT	SERVICE CHARGE	AVAILABILITY
Ground	Part Ground	3,061 sq ft	£3,061 /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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