

VEGA



Clocktower, South Gyle Crescent, West Edinburgh, EH12 9EB

Open Plan Offices with Parking.

329 sq m - 1,974 sq m
(3,541 sq ft - 21,249 sq ft)

**PRELIMINARY
DETAILS**

Location

The Vega Building forms part of the Clocktower Estate in South Gyle, a well established business location in West Edinburgh. The strengths of the location have attracted many well known office occupiers including RBS, Lloyds, Virgin Media, Tesco Bank and the NHS.

Vega Building is well serviced for office occupiers, with staff amenities in close proximity to the Vega building including a cafe, and various sandwich shops. Furthermore Hermiston Gait Retail Park is within a 10 minute walk and the Gyle Shopping Centre is within a 15 minute walk, providing access to over 80 high street retailers.

The building occupies a prominent position on the Clocktower Estate, and has exceptional visibility on to 'South Gyle Access,' the major arterial route from the City Centre into South Gyle. This prominence offers occupiers of Vega outstanding branding opportunities onto the street and the tram/train line.



Key

Occupier	Amenity and transport
1 Pulsant, Senior Wright, Golder Associates	A Novotel
2 NHS Scotland	B Hermiston Gait Retail Park
3 Tesco Bank	C Edinburgh Park Rail/Tram Station
4 ScoLocate	D Premier Inn
5 Heineken	E South Gyle Crescent Retail Parade
6 Aberdeen Standard Investments	G Edinburgh Airport
7 Virgin Media	H Gyle Shopping Centre
8 Royal Mail	I South Gyle Train Station
9 Lloyds Banking Group	F The Centre - Shop, restaurant, gym, creché
10 RBS	J Powerleague 5-a-side Football
Railway line - - -	Rail station
Tram line - - -	Tram stop
	Edinburgh Bypass - - -

Access & Connectivity

The Vega Building is easily accessed by integrated transport links providing a wide range of options for both building users and visitors.

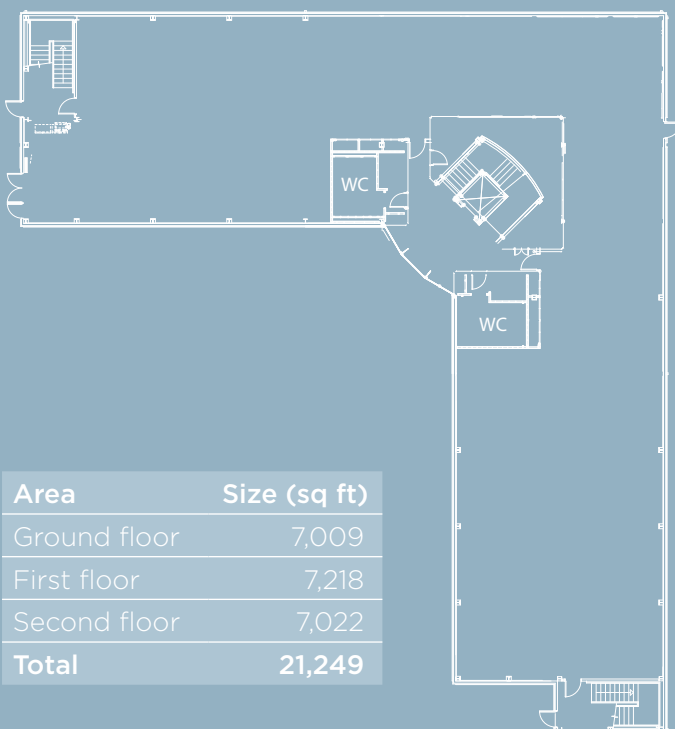
Scotland's Motorway network (M8/M9) is easily accessible via South Gyle Broadway leading to the Gogar Interchange and Edinburgh City Bypass, less than 5 minutes drive from the building.

The Edinburgh Tram gives quick and comfortable access to Edinburgh International airport and directly into the city centre. Regular services run every 8-10 minutes throughout the day from the Bankhead tramstop, which is only a two minute walk from Vega.

Two rail stations link West Edinburgh to the West and Glasgow (via Edinburgh Park Station) and Fife up to Aberdeen (via South Gyle Station). Both Stations are within 10 minutes walk of Vega, and operate regular services throughout the day.

Ten bus services operate on South Gyle Crescent, providing comprehensive coverage across Edinburgh, including services to Edinburgh International Airport. Services run on average every 10 minutes throughout the day.

Typical Floor Plan



Description

The Vega Building comprises a detached modern office pavilion over three floors, finished with high quality materials to provide a bright and flexible working environment. The building will be refurbished, with an indicative specification as follows:

- VRV comfort cooling system
- 3 phase power supply with exceptional 300mwh capacity
- Attractive fully glazed double height entrance foyer
- Full access raised floors
- Suspended ceilings
- New LED lighting
- Refurbished 6 person passenger lift
- Male and female WCs with showers on each floor
- Security system
- Column free floorplates
- Secure car park with 51 spaces (1 space per 416 sq ft).



Terms

Vega is held on a lease to Edinburgh City Council expiring in January 2021 without further rent review.

The space is available on flexible lease terms, and longer leases may be granted through discussions with the Landlord. Further details can be provided on request.

Rateable Value

Vega is currently entered into the Valuation Roll at a Rateable Value of £184,250. Further information can be found at www.saa.gov.uk

Energy Performance Certificate

The energy performance rating of the building is currently 'F'.

VAT

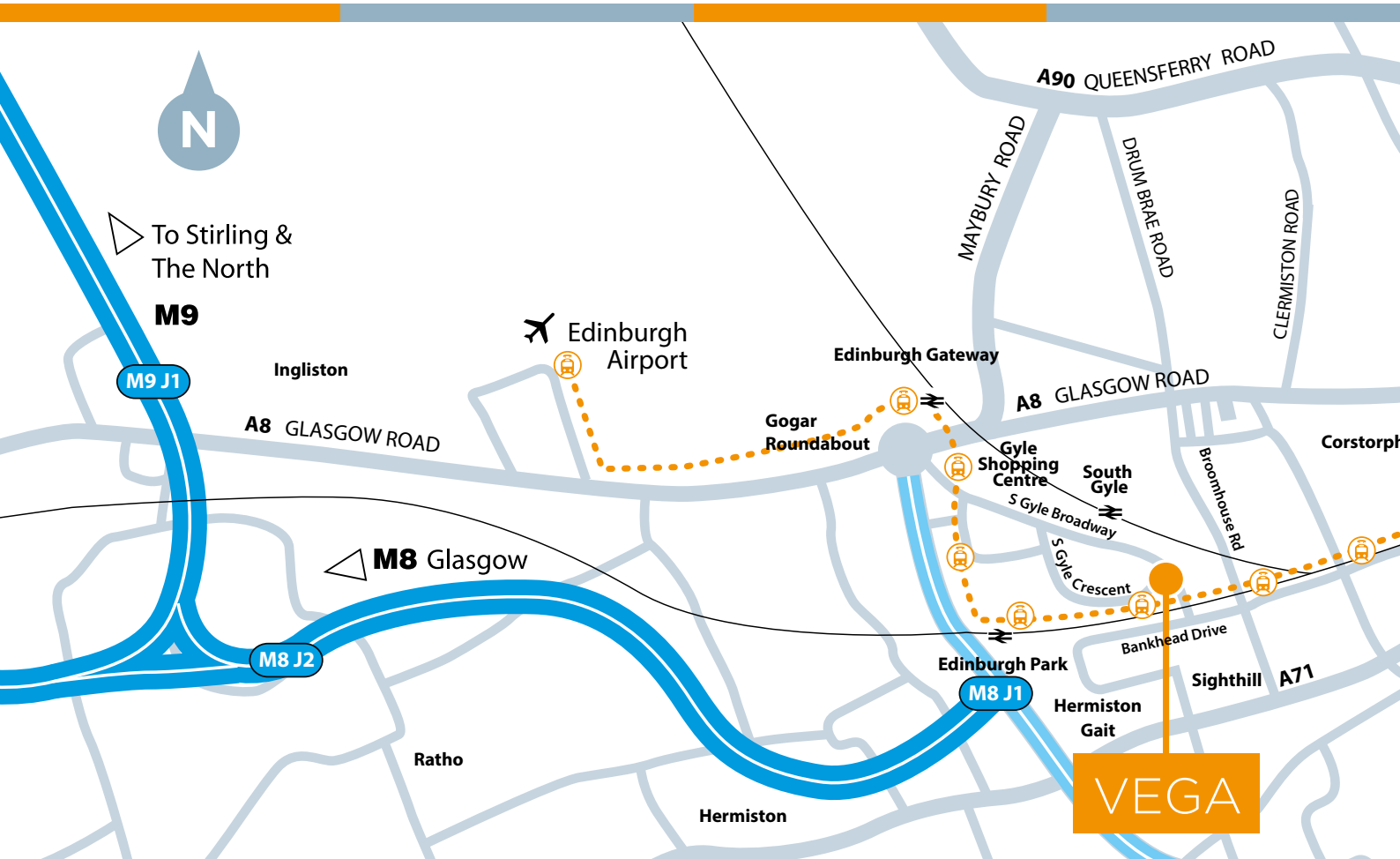
All prices quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in respect of any transaction.

Plant & Equipment

None of the systems of equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.



Further Information

For further information please contact the joint letting agents:

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