



Grade A, High Quality Office Space To Let

- High quality fit-out in situ
- Newly refurbished
- Outstanding array of local amenities
- Prominent and highly visible frontage
- Excellent end of journey facilities

2 Lochrin Square

92 Fountainbridge, Edinburgh, EH3 9QA

**AVISON
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Summary

Available Size	2,786 sq ft / 258.83 sq m
Rates Payable	£13.31 per sq ft
EPC	A+

Location

Two Lochrin Square commands a prominent and highly visible position on the corner of Fountainbridge & Gardner's Crescent in Edinburgh's Exchange District. Occupiers within the vicinity include Trip.com, FCA, Orsted, Renantis, DR Newitt and Hymans Robertson.

Two Lochrin Square also benefits from an outstanding array of local amenities all within a short walk from the building. In terms of access, Two Lochrin Square is only a 7-minute walk from Haymarket Station and 10-minute walk to Shandwick Place Tram Stop.

For cyclists, joggers or walkers the Union Canal terminates opposite which forms part of the National Cycle Route 754.

Property Highlights

Two Lochrin Square has just benefitted from a comprehensive refurbishment and upgrading of its common areas to provide contemporary, cutting edge, Grade A office space for the modern occupier. The office itself benefits from a high-end, quality fit-out which is in walk-in condition available for immediate occupation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Tenure	Availability
Ground - North	2,786	258.83	To Let	Available
Total	2,786	258.83		

Specification

The property benefits from:

- Raised Access Floors
- Cat 6 Cabling
- Refurbished male, female and disabled WCs
- Manned reception in the building reception
- LED lighting
- Air-Conditioning
- End of journey shower, changing and locker facilities
- Complementary tenant gym with Peloton bikes
- Events programme for tenants with a focus on social interaction and creativity
- Communal rooftop and lounges offer locations for social engagement

Terms

Our client is seeking to assign their lease over the suite. The current lease was entered in to in 2013 and is due to expire in May 2028. Alternatively consideration may be given to a sub-lease while there may be an opportunity to agree a longer lease direct with the landlord.



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