



  
**BAIRDHOUSE**  
EDINBURGHQUAY

UNIQUE STANDALONE OFFICE  
IN EDINBURGH'S EXCHANGE DISTRICT

## LOCATION

Edinburgh Quay is an exciting mixed use development in Edinburgh's Exchange District. The location is endorsed by a range of high quality occupiers already resident within the Edinburgh Quay development including Saffery Champness, Tods Murray, and the Financial Services Authority.

The area benefits from excellent public transport links with numerous bus services operating along Fountainbridge and Lothian Road. Haymarket Railway Station is less than 10 minutes walking distance away.

Edinburgh Quay is also convenient for car access to both the city centre and the main arterial routes in and out of the city. Extensive public car parking is available at both Edinburgh Quay and Sempie Street.

A range of bars and restaurants are provided within the Edinburgh Quay development and numerous retail outlets and coffee shops are available within a short walk.

## DESCRIPTION

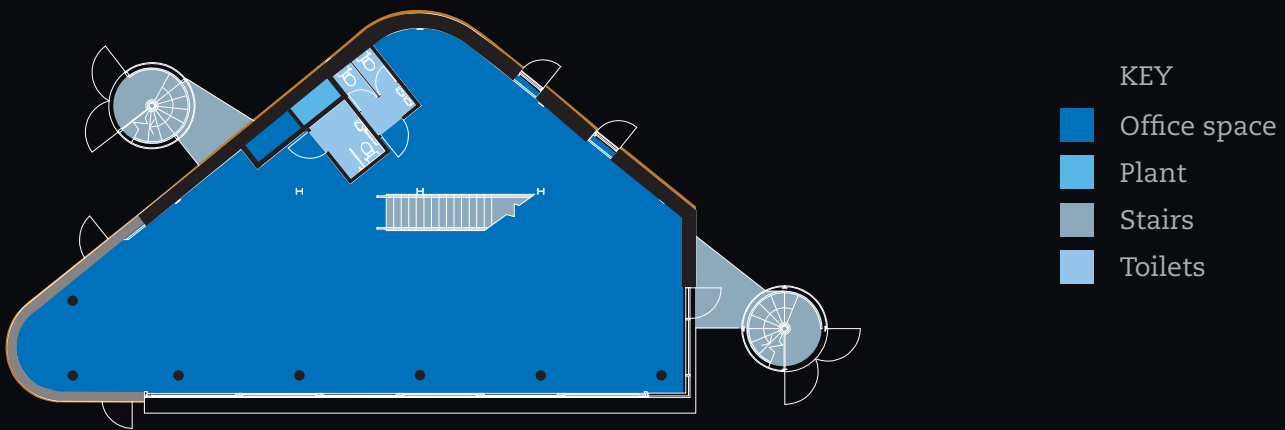
The property provides high quality office accommodation over ground and first floor levels. The Grade A specification includes:

- VRF comfort heating/cooling system
- Suspended ceiling with recessed LG3 lighting
- Raised access floor
- Full height glazing providing excellent natural light
- Male and female / disabled toilet facilities

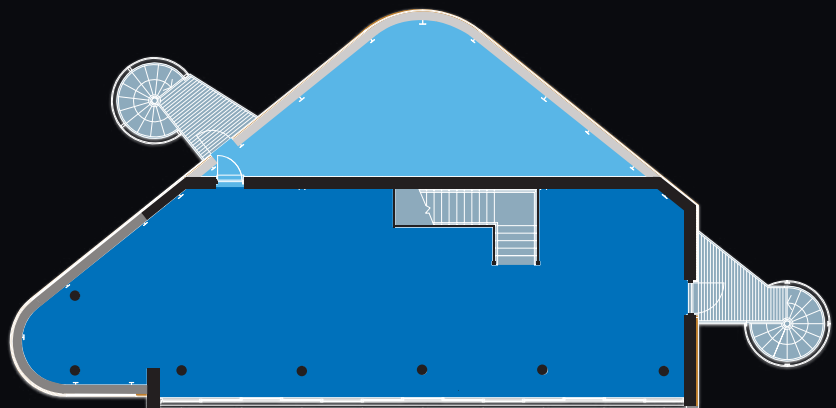
## ACCOMMODATION

The approximate net internal floor areas of Baird House are as follows:

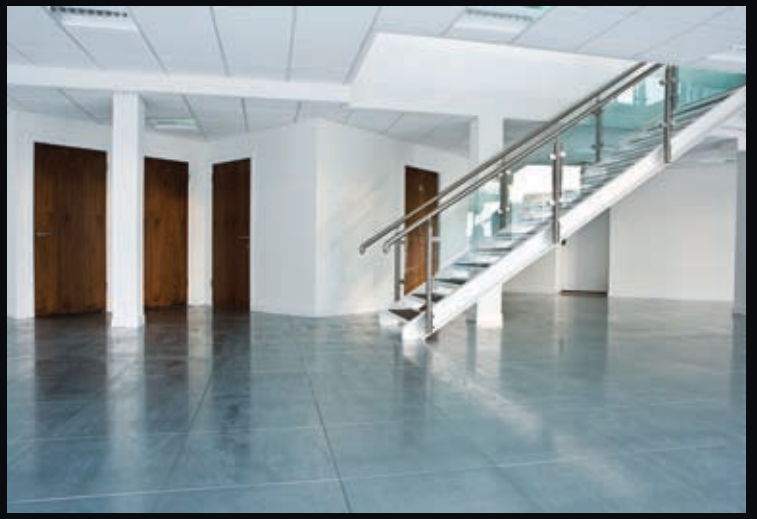
First floor	123 sq m	(1,325 sq ft)
Ground floor	161 sq m	(1,736 sq ft)
<b>Total</b>	<b>284 sq m</b>	<b>(3,061 sq ft)</b>

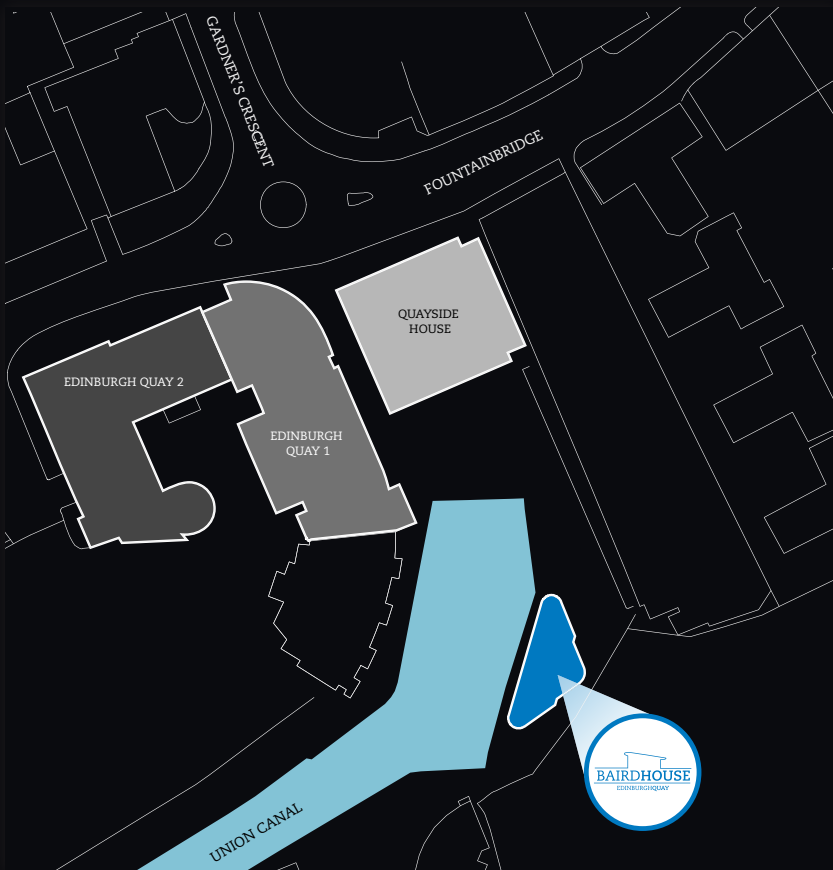
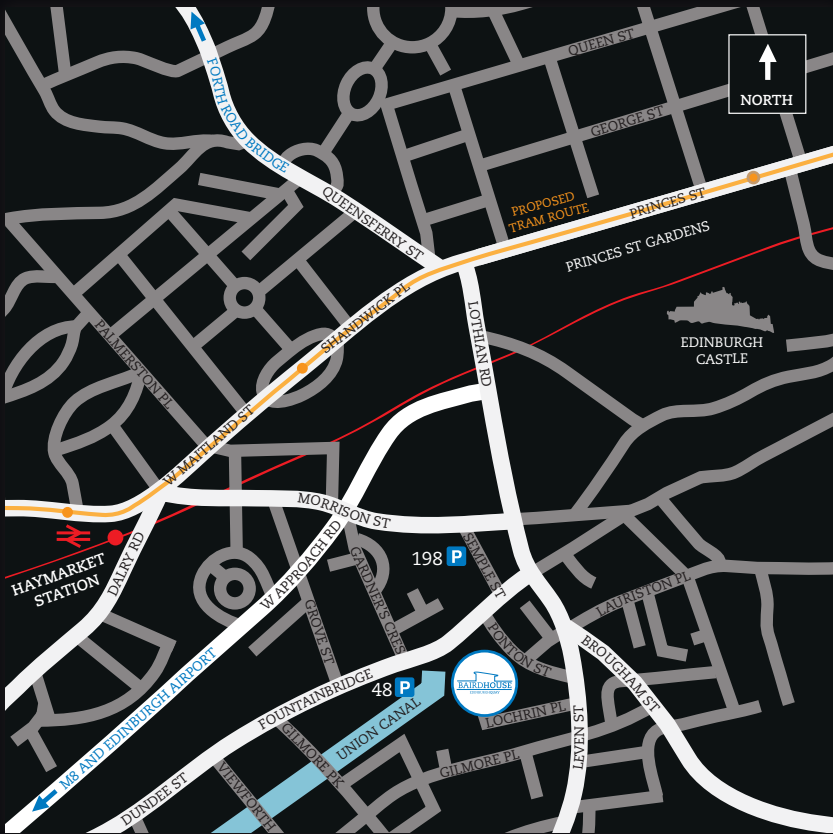


GROUND FLOOR PLAN



FIRST FLOOR PLAN





### OCCUPIERS

<b>EDINBURGH QUAY 1</b>	<b>EDINBURGH QUAY 2</b>	<b>QUAYSIDE HOUSE</b>
Saffery Champness	Baker Tilly	The Financial Services Authority
Tods Murray LLP	Barclays Bank Plc	GVA Grimley
DTZ	Pinsent Masons LLP	
Knight Frank	Companies House	
	Lloyds Banking Group	

Bars/Restaurants in the Edinburgh Quay area include:  
Zizzi, The Clubhouse and Cargo

### LEASE TERMS

Baird House is available on a new Full Repairing and Insuring lease. Further information on quoting rents is available from the sole letting agents.

### VAT

VAT will be charged on rent and all other financial obligations associated with the property.

### RATES

The ingoing tenant will be liable for business rates on the property. Interested parties should contact Lothian Valuation Rating Department on 0131 344 2500 for further information.

### CONTACT DETAILS

Cushman & Wakefield  
66 Hanover Street  
Edinburgh  
EH2 2EL



MISREPRESENTATION ACT 1967  
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