

JUNCTION 3A M8 | SCOTLAND
EASTER INCH | BATHGATE
WEST LOTHIAN | **EH48 2EH**

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HIGH QUALITY, OPEN PLAN
OFFICE SPACE AVAILABLE FOR LEASE
545 SQ.M TO 1,092 SQ.M
(6,000 SQ.FT TO 11,750 SQ.FT)



Description

Pyramids Business Park provides first class office accommodation working conditions with on-site facilities including its own gym, restaurant, crèche and dedicated car parking.

Location

- ▶ Located at Junction 3A of the M8 motorway
- ▶ Edinburgh International Airport approximately 10 miles
- ▶ Glasgow International Airport approximately 30 miles
- ▶ Rosyth Ferry Port approximately 12.5 miles
- ▶ Regular 10 minute bus service to Bathgate and every 30 minutes to Edinburgh and Glasgow
- ▶ Eurocentral rail freight terminal approximately 12 miles
- ▶ Bathgate rail station within approximately 1.5 miles

Accommodation

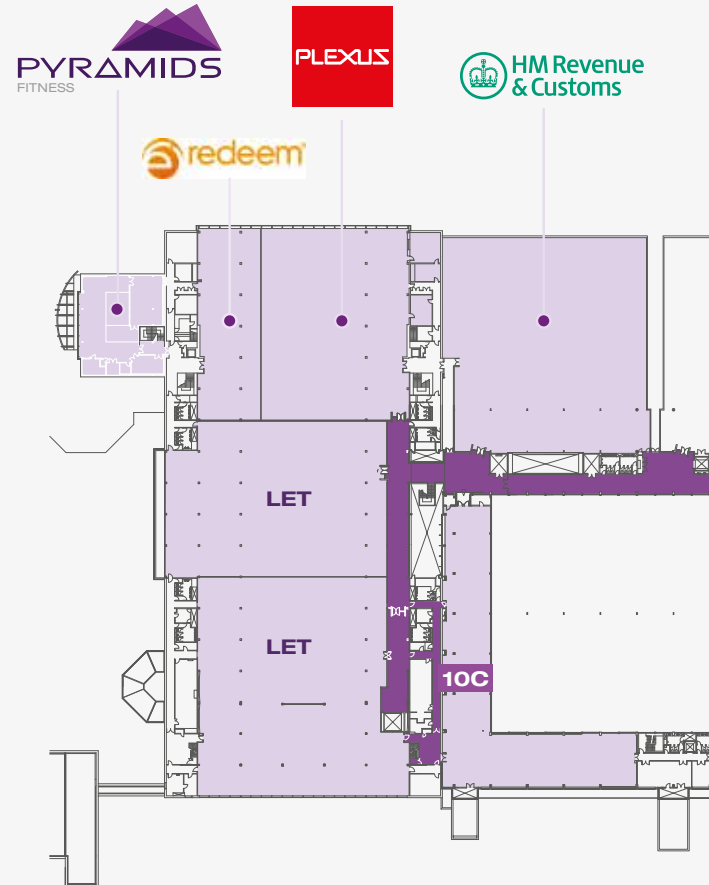
Pyramids Business Park provides high quality flexible, open plan business space. **The accommodation provides:**

- ▶ Separate entrance for staff and visitors
- ▶ Access to meeting room and conference facilities
- ▶ Attractive common areas and break-out space
- ▶ Passenger lifts
- ▶ DDA compliant
- ▶ Male, female and disabled WC facilities
- ▶ 24 hr on-site security
- ▶ 1,294 staff car parking spaces on-site (1 Space per 27 sq.m. (291 sq.ft.))
- ▶ Open plan office accommodation
- ▶ Warm air and comfort cooling
- ▶ LG3 CAT 2 lighting
- ▶ Shower and changing room facilities
- ▶ Generous provision of cycle racks

First Floor

UNITS	SQ.M.	SQ.FT.
10C	1,092	11,750

The areas are indicative only and can be adapted to provide suites of 5,850 sq.ft. upwards. Spaceplan options are available upon request.



Pyramids Business Park is home to...
Inland Revenue, Plexus, Redeem, CSL and DRS.

EPC

This building has an Energy Performance Rating of E.

Further Information

Viewing and further information through the joint letting agents:

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www.jll.co.uk



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