



Fleming House, 30 Kinnaird Park, Edinburgh, EH15 3RD

Serviced Office Spaces TO LET

- Retail Park Location
- Parking Availability
- Restaurant
- Major Transport Links
- Meeting Rooms
- Common Areas

Summary

Available Size	1 to 1,341 sq ft
Rent	£711 per month
Business Rates	Upon Enquiry
EPC Rating	A

Description

Drive your business forward with a professional office tailored to you.

Move your business forward with a private, fully-equipped office in the heart of the UK's second-largest retail complex. With flexible workspace options, you'll stay accessible to clients and colleagues. Inside, enjoy a modern, light-filled environment with large windows, curated artwork, and comfortable furnishings that create a productive and welcoming atmosphere.

Meet and connect at the on-site coffee bar and explore over 600,000 Sq. Ft of retail, dining and entertainment all on your doorstep.

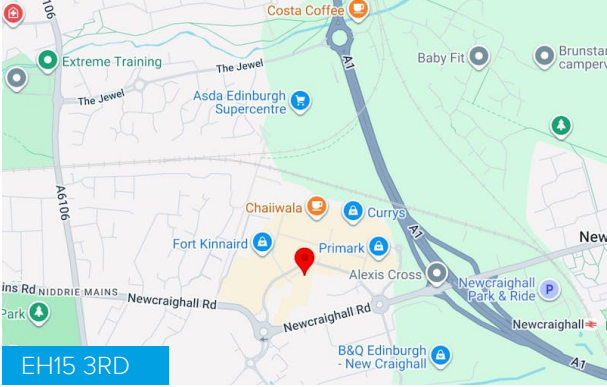
Location

Located at Kinnaird Retail Park, 4.7 miles away from Edinburgh city centre, these offices offer an exceptional location with excellent transport links. The Fort Kinnaird bus stop is conveniently situated just a few minutes' walk away from the building, providing easy access across to local and regional routes. Newcraighall train station is 0.6 miles - a 16 minutes' walk - away, offering fast connections in and across the city.

A wide range of shops and restaurants are all within walking distance, making this an ideal location for businesses seeking convenience, connectivity and vibrant surroundings.

Just 0.3 miles from the A1 (North and Southbound), the site offers seamless connectivity to the A90 and A720 with direct links to the M90 and M8. This strategic link offers excellent access to major cities such as Glasgow, Newcastle and Manchester.

Additionally, Edinburgh Airport is 15.7 miles west from the building, offering convenient access to both domestic and international flights.



Viewing & Further Information



Caitlin Parker
01609 797 330
caitlin.parker@alignsurveyors.co.uk

View Properties Here
www.alignsurveyors.co.uk

