



Lochrin Square, 92 Fountainbridge, Edinburgh, EH3 9QA

Serviced Office Spaces TO LET

- City Centre Location
- 24 Hour Video Security
- High Speed Internet
- Wheelchair Accessible
- Meeting Rooms
- [///coast.skip.sketch](http://coast.skip.sketch)

Summary

Available Size	108 to 35,753 sq ft
Rent	£97.67 per sq ft
Business Rates	Upon Enquiry
EPC Rating	C

Description

1 Lochrin Square: Premium Serviced Offices in the Heart of Edinburgh's West End

Spread across three floors, 1 Lochrin Square offers some of the city's most modern and sought-after serviced office spaces. Its prime West End location is ideal for businesses and entrepreneurs looking to make a strong impression in a dynamic coworking and business environment.

With floor-to-ceiling windows, professional on-site support, free refreshments, and a generous selection of meeting rooms, this stylish Edinburgh workspace is fully equipped to meet the needs of companies of al sizes.

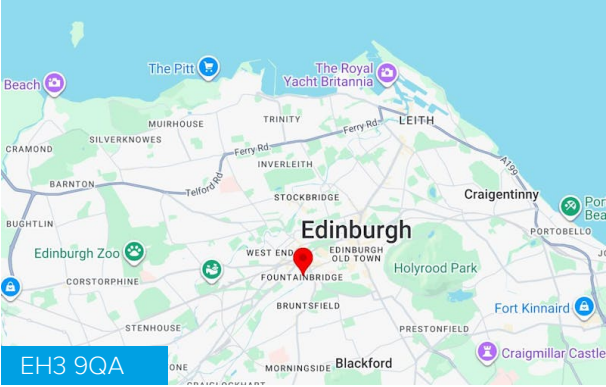
Location

Located on Fountainbridge 1.4 miles away from Edinburgh city centre, these offices offer an exceptional location with excellent transport links. The Port Hamilton bus stop is conveniently situated outside the front of the building, providing easy access across to local and regional routes. Haymarket train station is 0.5 miles - a 11 minute 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.

The M8 is located approximately 4.9 miles southwest of the site, offering a direct connection to the M74 southbound. Additionally, the A1(M) lies around 5.4 miles to the southeast. Together, these strategic routes provide excellent access to major cities such as Glasgow, Newcastle and Manchester.

Additionally, Edinburgh Airport is 7.3 miles west from the building, offering convenient access to both domestic and international flights.



Viewing & Further Information



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