distinctive office space from
1,250 - 7,520 sq ft
(10 - 70 staff)

NOW OVER 60% LET
following lettings to

1st - L’Arche
3rd - Orchard & Shipman
7th - Caliber Interactive
6th & 8th - Pulsant
(Lumison)

www.the-names-bond.com
The Sugar Bond was originally built as a sugar refinery in the late 19th century and was recently converted to provide high quality open-plan office accommodation. Each floor within the property offers self-contained suites.

**Specification**
- Raised access floors (except fifth floor)
- Gas central heating
- Modern recessed light fittings
- Secure entry phone system
- Two 6-person passenger lifts
- DDA Compliant access
- Male, female and disabled WCs
- 5 allocated secure parking spaces per floor
- Ability to retrofit comfort cooling
- Shower facilities
- Twin risers on each floor
- CCTV system monitoring overall site
- On-site Building Manager
- EPC Rating E

**Accommodation**
The accommodation has been measured on a Net Internal basis in accordance with the RICS Code of Measuring Practice (6th Edition):

<table>
<thead>
<tr>
<th>Floor</th>
<th>sq m</th>
<th>sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second</td>
<td>228</td>
<td>2,454</td>
</tr>
<tr>
<td>Fourth</td>
<td>235</td>
<td>2,530</td>
</tr>
<tr>
<td>Fifth</td>
<td>236</td>
<td>2,536</td>
</tr>
<tr>
<td>Total</td>
<td>699</td>
<td>7,520</td>
</tr>
</tbody>
</table>

Indicative floor plan*

* Note that floors can be split to provide smaller suite sizes from circa 1,250 sq ft

**Location**
Sugar Bond is located within an established business location approximately 1.5 miles to the north of Edinburgh city centre. Current occupiers within The Bonds include Toshiba, Orchard & Shipman, and Caliber Interactive.

Amenities nearby include Tesco Metro, La Cerise, Guilty Lily bar, and numerous sandwich bars and restaurants.

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Information and data calculated by an AI model.