



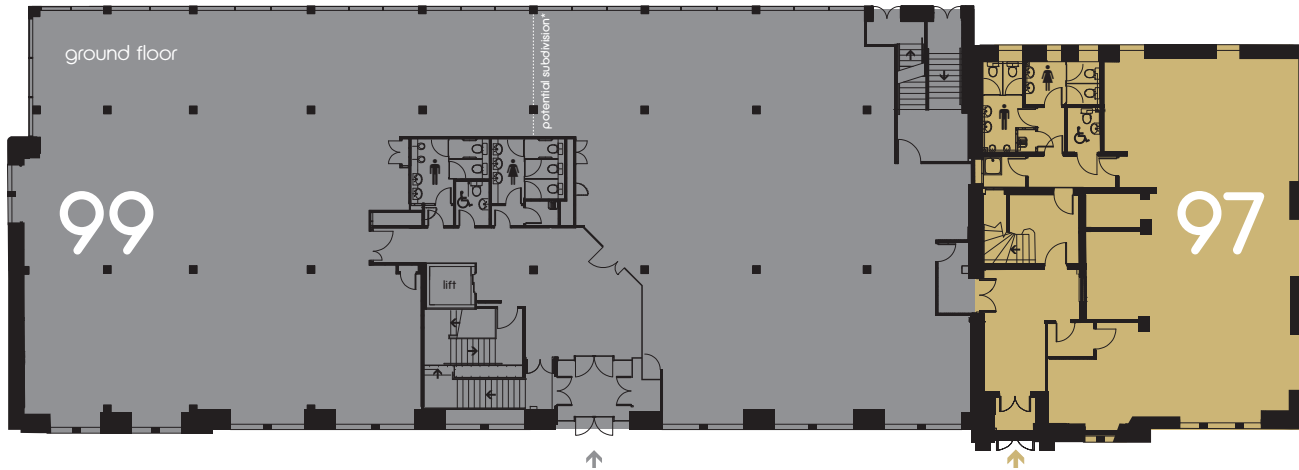
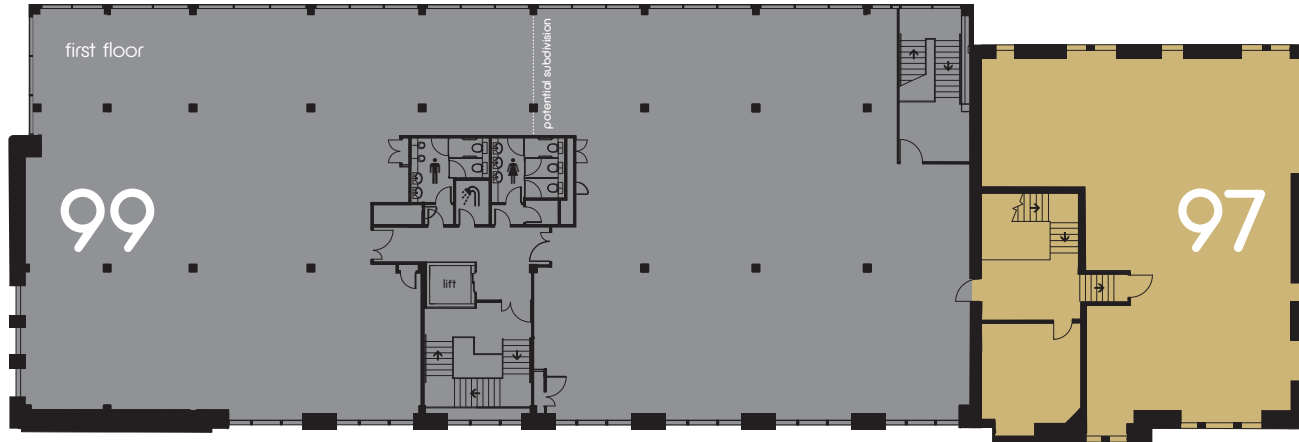
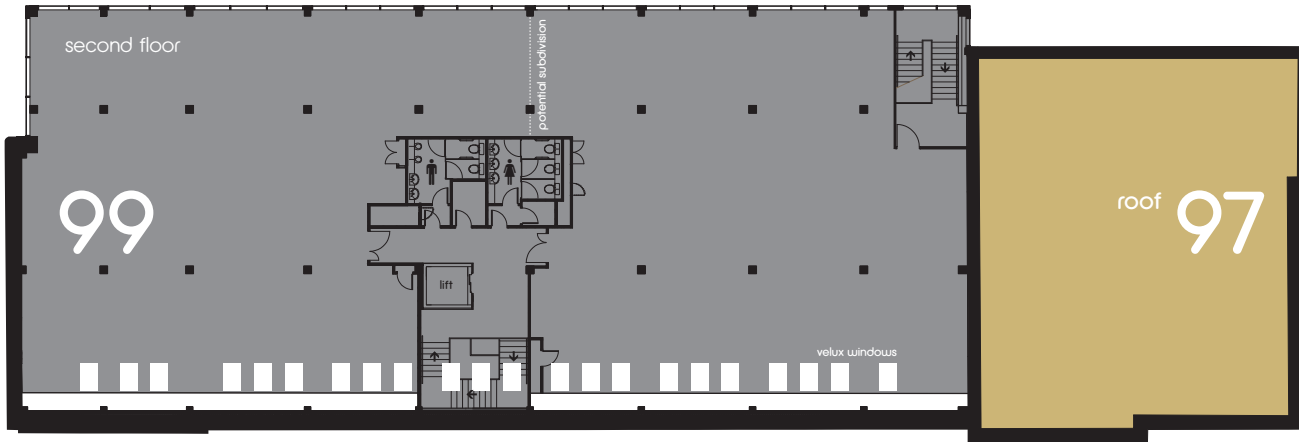
bridgeside house

Plans
97&99

McDonald Road Edinburgh EH7 4NS
www.bridgesidehouse.com

siteplan and
basement
car parking



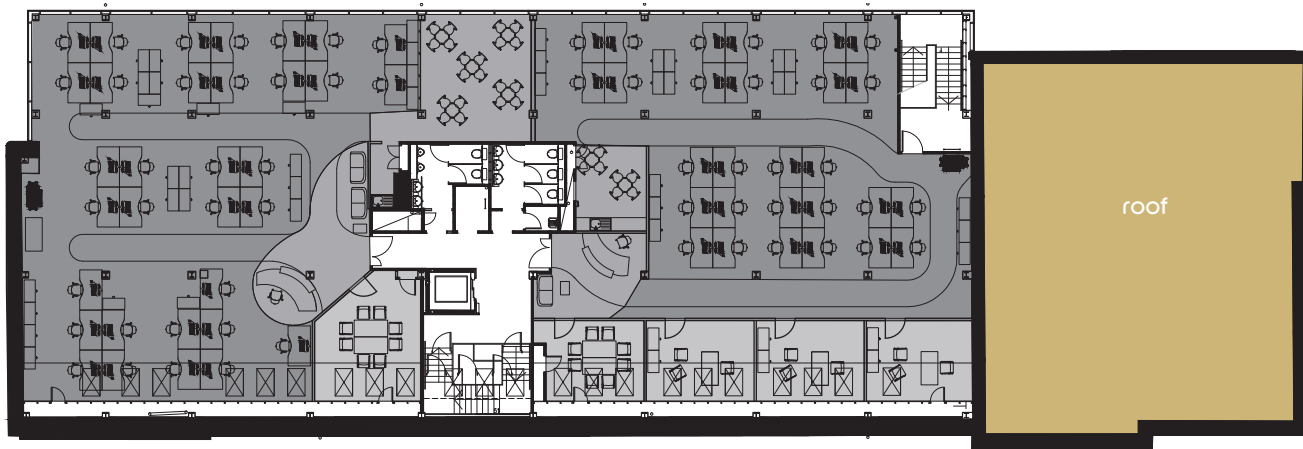


accommodation

Bridgeside House is designed to offer maximum flexibility to occupiers. The building is available as a whole, on a floor by floor or part floor basis. Alternatively 99 & 97 can be split to provide two self-contained office buildings.

	99	97
second floor	6,663 sq ft 619 sqm	N/A N/A
first floor	6,943 sq ft 645 sqm	2,088 sq ft 194 sqm
ground floor	6,684 sq ft 621 sqm	1,572 sq ft 146 sqm
total	20,290 sq ft 1,885 sqm	3,660 sq ft 340 sqm
overall total		23,950 sq ft 2,225 sqm

Building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition)
 * Individual floors capable of sub-division to create suites from 3,057 sq ft (284 sq m)



space planning

The building offers the flexibility to be occupied in its entirety or sub-divided into a variety of suite configurations.

second floor

99

sub-divided into two separate office suites

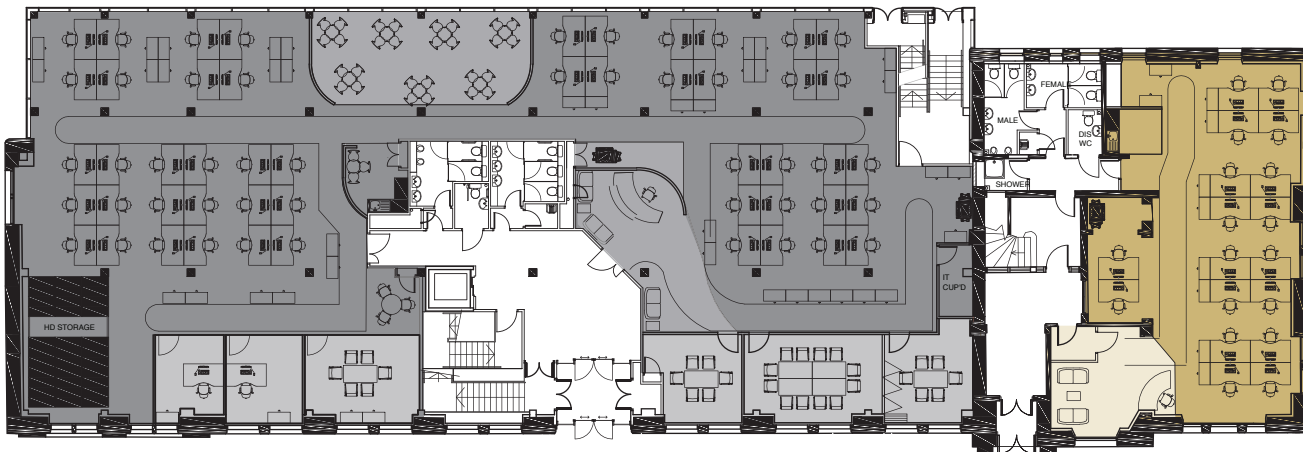
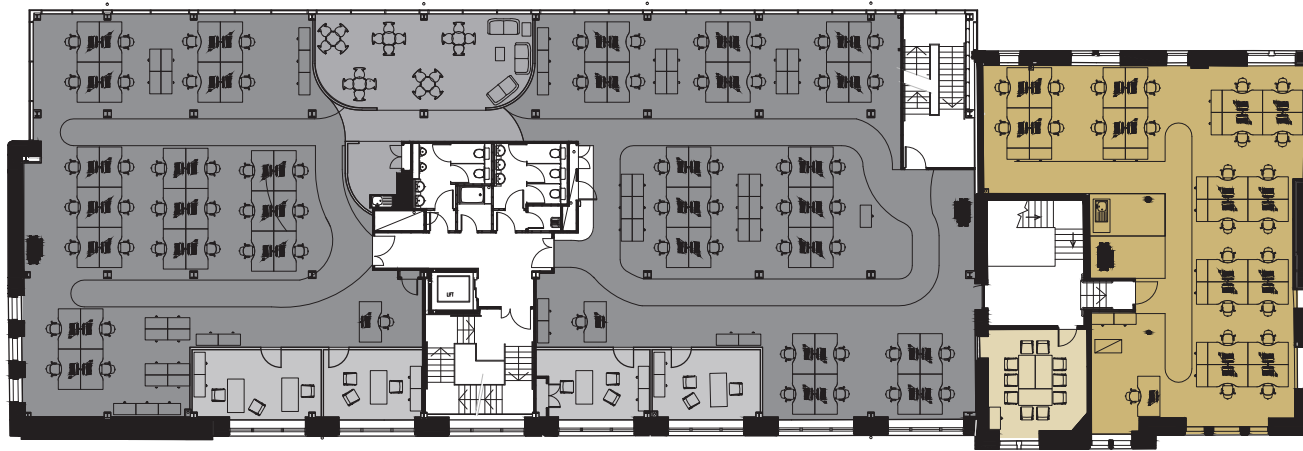
ground & first floor

99

single tenant occupying both floors

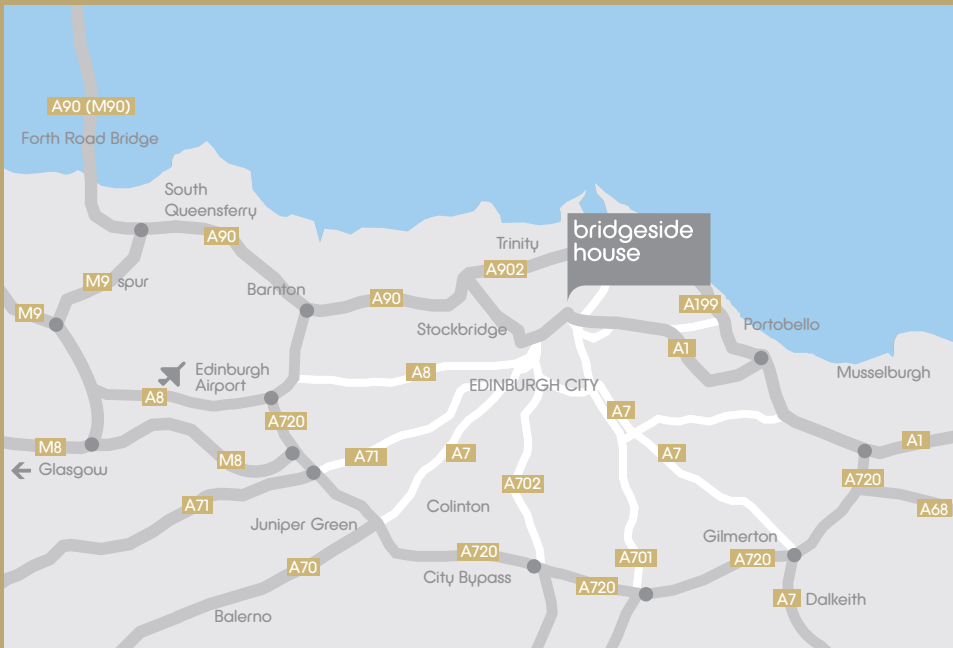
97

single tenant occupying both floors





bridgeside
house



97&99

McDonald Road Edinburgh EH7 4NS
www.bridgesidehouse.com



Mark Jones
Alastair Marshall
DTZ
One Edinburgh Quay
133 Fountainbridge
Edinburgh EH3 9QG
T: 0131 222 4500
E: mark.jones@dtz.com
alastair.marshall@dtz.com



Mike Irvine
Peter Fleming
MONTAGU EVANS
Exchange Tower
19 Canning Street
Edinburgh EH3 8EG
T: 0131 229 3800
E: mike.irvine@montagu-evans.co.uk
peter.fleming@montagu-evans.co.uk

SMART