

TO LET

SECOND FLOOR OFFICE PREMISES

Located in the South Gyle
Business Park

Competitive Quoting Rent of £15.00
per sq ft

Well established business hub

Open plan configuration

Premises extend to 754.79 sqm
(8,125sqft)

Up to 30 car parking space to the
rear

Flexible lease terms available



17A SOUTH GYLE CRESCENT, EDINBURGH, EH12 9EB

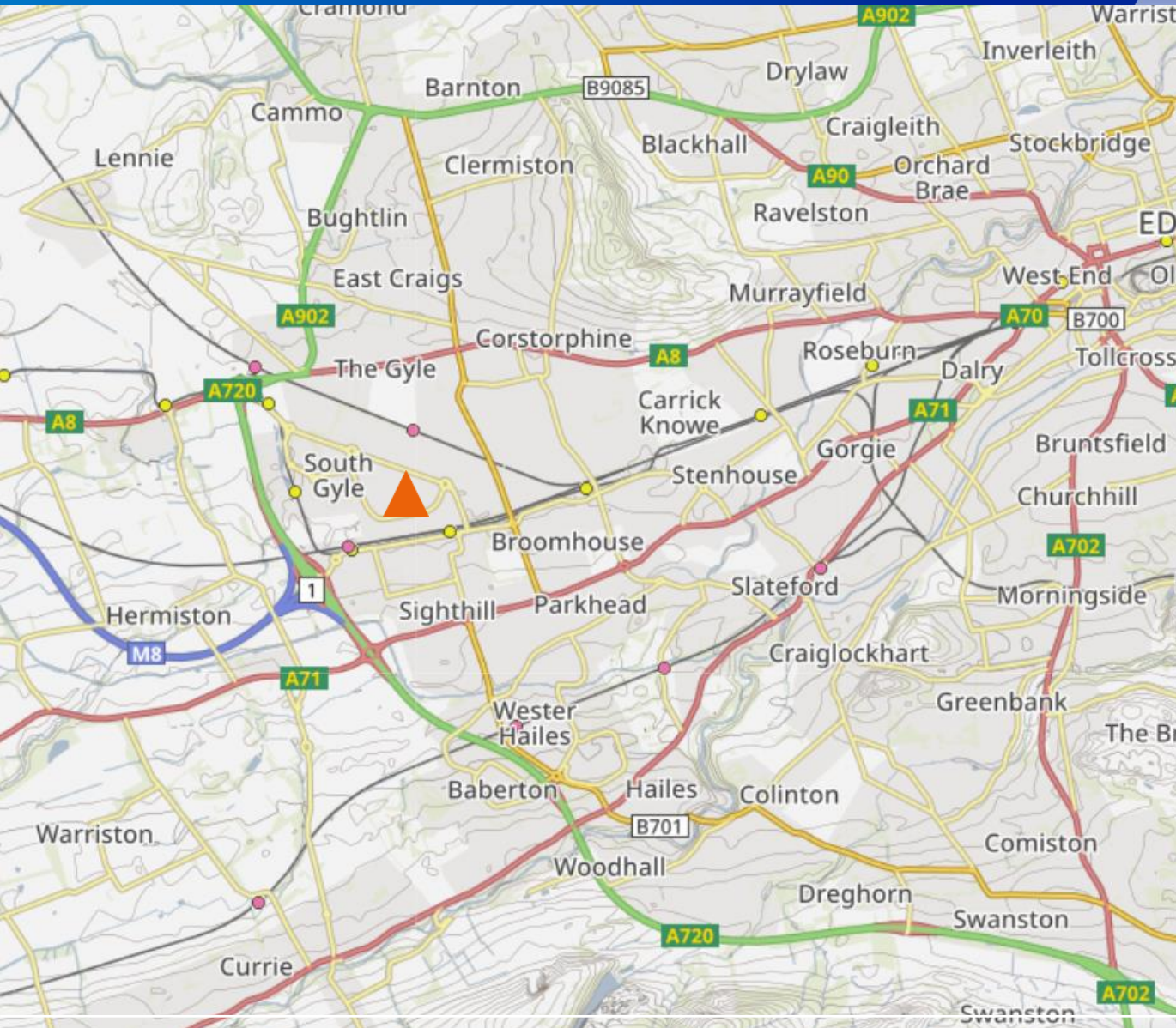
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Location

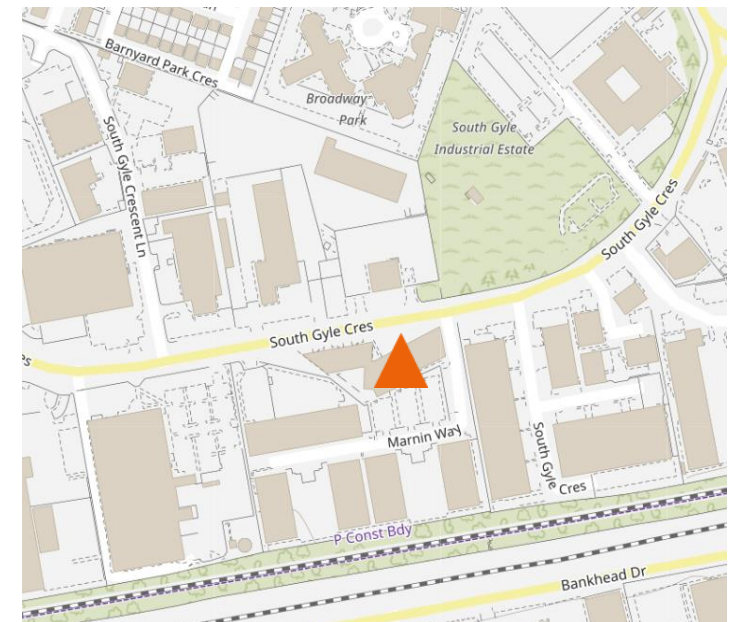
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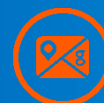
Location

The subjects are situated within the South Gyle Business Park, a well-known business location, approximately 6 miles west from Edinburgh city centre. The property is close to the A720 Edinburgh Bypass, providing efficient access to the M8 and across the central belt.

More specifically, the subjects are located on the south side of South Gyle Crescent, bounded by Marin Way to the east. The surrounding area benefits from primarily industrial & office premises, home to a mix of local and national occupiers such as Greggs, Jim McLeary Fitness Coaching, Virgin Media, Royal Mail Delivery Office, The Edinburgh Catering Company & Speedy Services.



Office premises within West Edinburgh

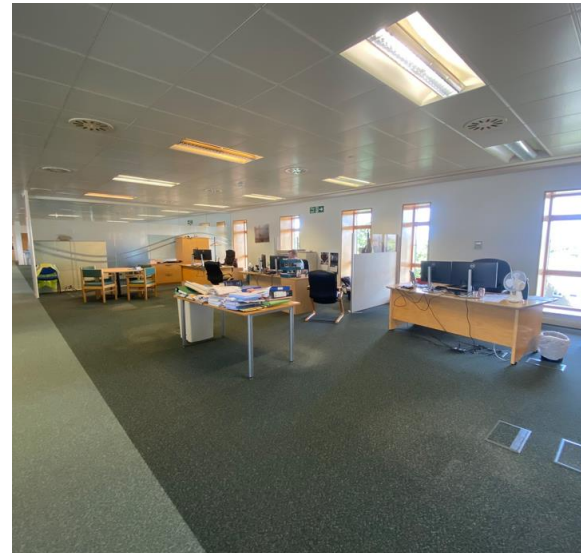


FIND ON GOOGLE MAPS



Description

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Description

The subjects comprise a detached, modern office building of steel portal frame construction, under a flat felt roof. There is timber cladding and extensive glazing to the front and concrete block cladding to the rear.

Internally, the accommodation comprises a bright open plan space with meeting rooms, storage cupboards, tea preparation & WC facilities. The configuration promotes a collaborative working environment, creating a welcoming, inclusive and comfortable space for all users.

Car Parking

There are up to 30 clear parking spaces available, providing secure car parking to the rear of the site.

Accommodation

Description	m ²	ft ²
Second Floor	754.79	8,125
TOTAL	754.79	8,125

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Flexible lease terms are available.

Rent

Competitive quoting rent of £15.00 per sqft.

Rateable Value

The subjects will require to be reassessed.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Hannah Barnett

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **July 2024**