



17 Corstorphine Road,
Edinburgh EH12 6DB

TO LET

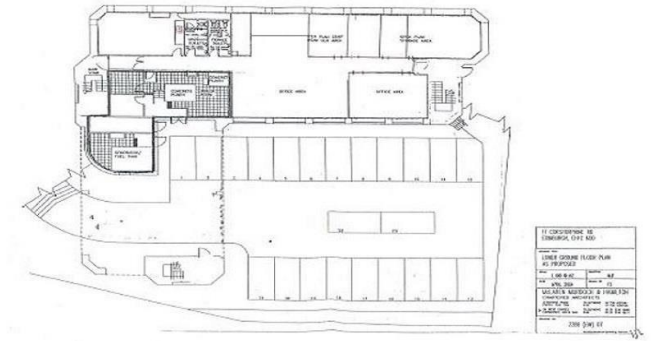
Modern open plan offices with parking

2,690 Sq Ft
(250 Sq M)

DESCRIPTION

The building is a concrete framed four-storey office property comprising basement, ground and two upper floors. The available lower ground floor is arranged to provide open plan office accommodation with several meeting rooms, large boardroom, reception and good sized kitchen and staff break out area along with dedicated male and female toilets.

- ✓ Existing tenant fit out
- ✓ 3 Car Parking Spaces
- ✓ Dedicated toilets and kitchen area
- ✓ Excellent transport connections
- ✓ Attractive common parts
- ✓ Budget rent of £12.50 sq ft



ACCOMMODATION

| Gross Internal Areas | sq ft | sq m |
|----------------------|--------------|------------|
| Lower Ground Floor | 2,690 | 250 |
| Total | 2,690 | 250 |

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The Rateable Value according to www.saa.gov.uk is £22,796. The 2020/21 Rate Pounding is 49p in the pound.

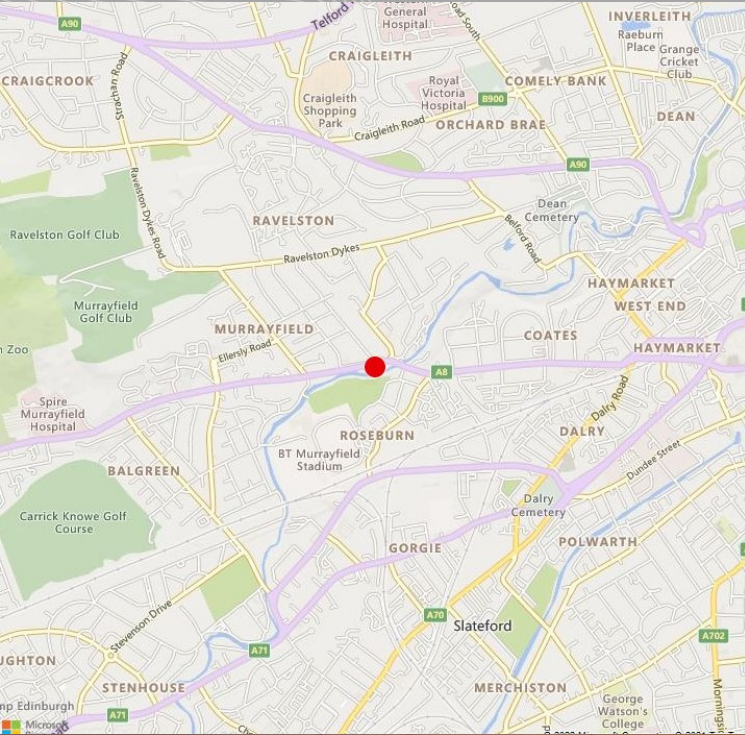
TERMS

The property is available on a sub-lease or assignment until October 2024 at a passing rent of £12.50 sq ft. A longer term can be made available from the landlord.

EPC

EPC rating is D.





LOCATION

The building is located on the A8 Corstorphine Road, which is one of the principal arterial routes into the City Centre. It is well served by convenience shopping available at nearby Roseburn Terrace as well as having the Greenway (priority bus lane) adjacent which serves the City Centre on a regular basis. The tram route runs nearby with access via Murrayfield tram stop.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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