

Ryden



TO LET

THE CORNERSTONE BUILDING

60 SOUTH GYLE CRESCENT, EDINBURGH, EH12 9EB

MODERN OPEN PLAN OFFICE, SECOND FLOOR EAST

NIA -267 sq m (2,876 sq ft)

11 car parking spaces

Location

The property is located in South Gyle, Edinburgh's premier business park location, being 6 miles west of Edinburgh City Centre. The city bypass, motorway network and airport can all be accessed within minutes of the building. Within a 10 minute walk of the building there are three railway stations, Edinburgh Gateway, South Gyle and Edinburgh Park, providing access to both Edinburgh's Waverley and Haymarket stations, the Fife Circle Line and West Lothian. In addition, there are 3 bus stops and a dedicated bus and tram system connecting the airport to the City Centre.

Prominently located at the intersection of South Gyle Crescent and South Gyle Broadway, local occupiers include, HSBC, Sainsburys Bank, Aegon and Business Stream. The Gyle Shopping Centre, with a Marks & Spencer and Morrison Supermarket, is within a 10 minute walk from the property. Restaurant, Hotel and Leisure facilities are available in Edinburgh Park, South Gyle Crescent and the Gyle Shopping Centre. A crèche is also provided at Edinburgh Park.



Description

The Cornerstone building provides Grade A accommodation over ground, first and second floors with the subject premises located on the second floor east. The building is of steel frame construction with cast stone and curtain walling to the external elevations.

The specification includes:

- Triple height entrance hall
- VRF air conditioning
- Floor to ceiling height of 2.75 metres
- 300 mm raised access floor
- Suspended ceiling with recessed LG7 lighting
- Two 14-person passenger lifts
- WCs and accessible WCs with showers
- DDA compliant



2ND FLOOR FLOOR PLAN



Accommodation

We have measured the property to have an approximate floor area of 267 sq m (2,876 sq ft.)

The subjects currently benefit from previous tenants fit out which can remain or be removed.

Car parking

11 dedicated parking spaces.

Terms

The property is available for lease on FRI terms for a duration to be agreed and further information is available on request from the sole letting agent.

Business rates

We have been verbally advised by the Local Assessors department the premises has a current Rateable Value of £ 25,900.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

Entry

Available immediately, subject to conclusion of legal missives.

Legal Costs

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

Energy Performance Certificate

A copy of the EPC is available on request.



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Viewing & Further Information

All viewings are strictly by arrangement with Ryden

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