

24 Ravelston
Terrace
EH4 3TP

More than just a number...

To let
2,248 sq m (24,202 sq ft) HQ office
space in Edinburgh

Secure basement parking (52 spaces) with new
“end of journey” bike and shower/drying facilities.



we are open for business.

Want a top HQ for your top IQs?

24 Ravelston Terrace is a unique opportunity to let a HQ ready, three storey building located approximately one mile from the thriving city centre of Edinburgh.

The property offers occupiers a range of opportunities that are advantageous to the modern office working experience.



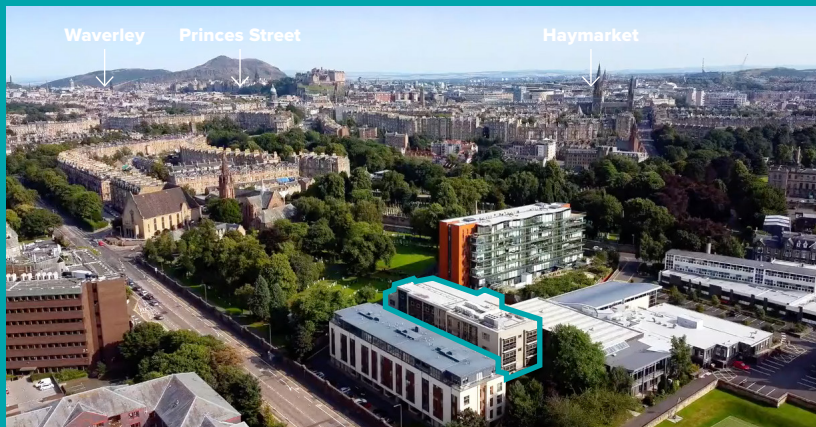


2,248 sq m (24,202 sq ft)
suites available from 709 sq m (7,632 sq ft)



we are just around the corner.

Located off Queensferry Road, one mile from Edinburgh city centre, 24 Ravelston Terrace offers connectivity to one of the principal routes of the city providing excellent access to the centre, the west, Edinburgh Airport and motorway network.



A bus stop within two minutes walk of the building provides convenient access to the West End, Princes Street and the recently opened St. James Quarter.



5 minutes from
National Gallery of Modern Art, Waitrose

15 minutes from
Stockbridge, Craighleith Retail Park

20 minutes from
Haymarket, Edinburgh city centre

Whether driving or cycling, 24 provides **excellent private car parking and cycle racks** for the working commuter.



ACCESS TO THE WEST

EDINBURGH CITY CENTRE

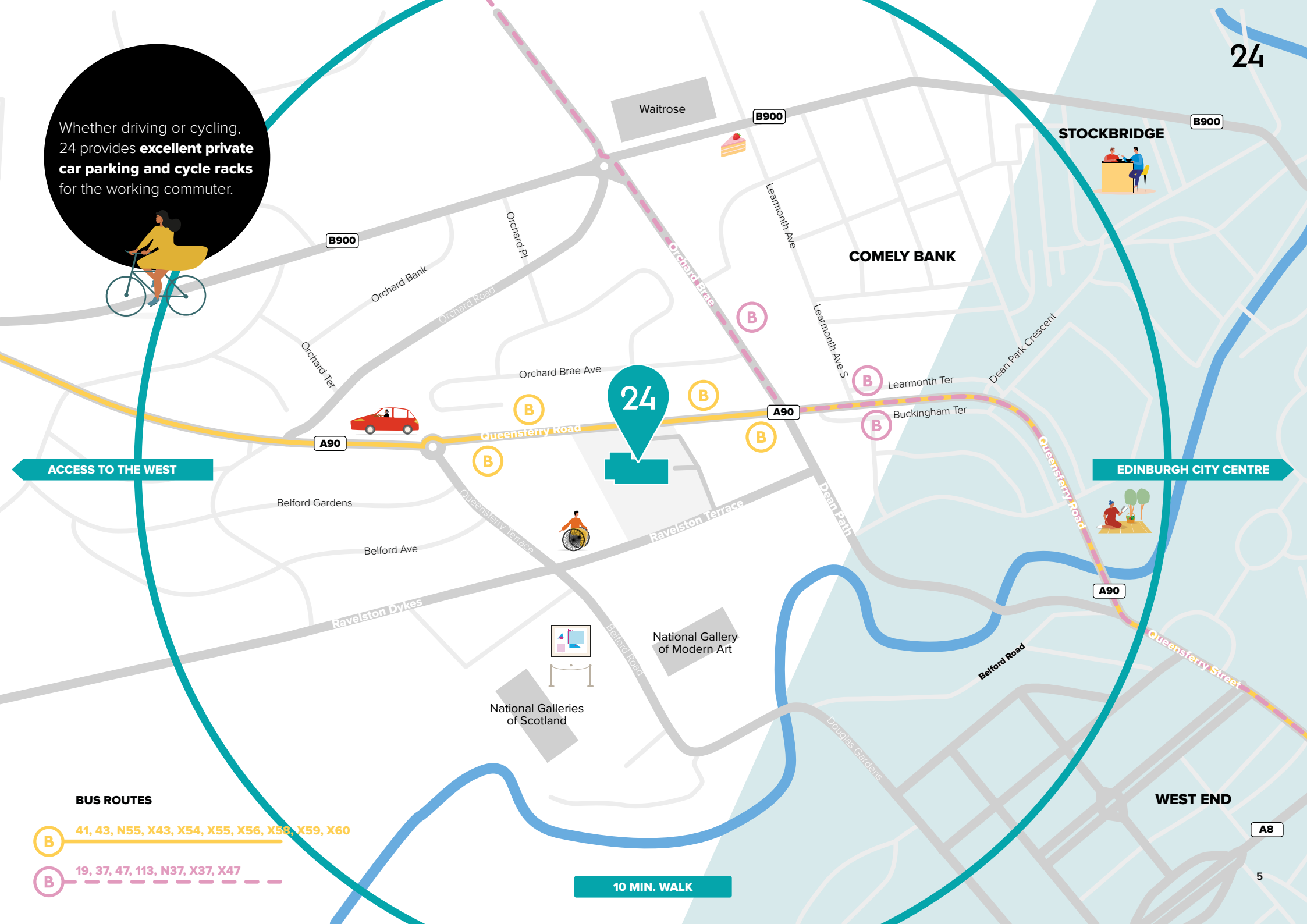
BUS ROUTES

B 41, 43, N55, X43, X54, X55, X56, X58, X59, X60

B 19, 37, 47, 113, N37, X37, X47

10 MIN. WALK

A8



We are open and flexible.

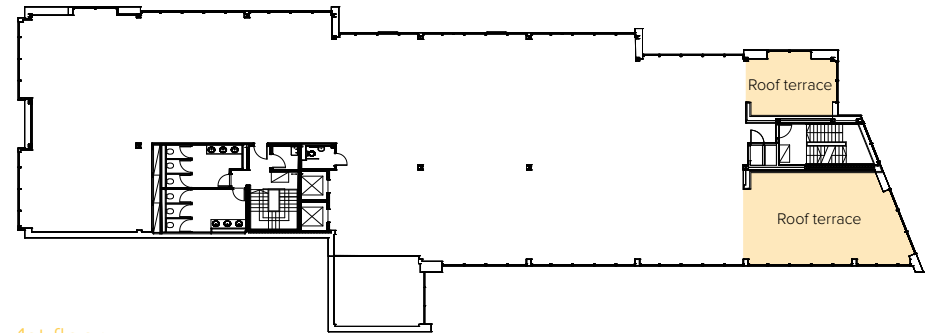
With an efficient open plan layout, the building would also allow for an easy subdivision on a floor by floor basis to host several occupiers.

	Sq M	Sq Ft
2nd Floor	758.71	8,167
1st Floor	780.12	8,397
Ground	709.59	7,638
Total	2,248.42	24,202

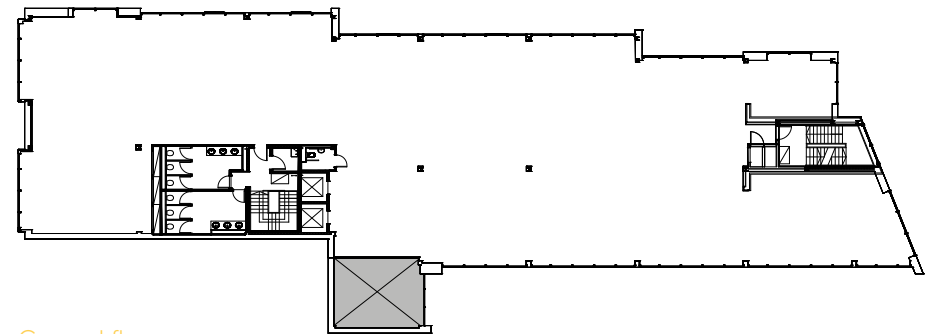
Secure parking with ratio of 1:465 sq ft



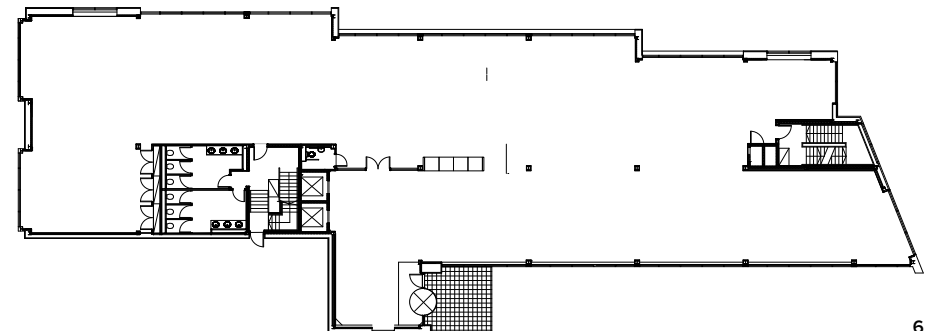
2nd floor



1st floor



Ground floor



we are right on your doorstep.

Whether you are looking for a spot of lunch, a trip to the shops or drinks after work, 24 is close to excellent local amenities.

Just a few minutes walk away, the vibrant Stockbridge area offers a great range of shops, bars and restaurants to explore.



From masterpieces on show at the **Modern Art Gallery** to masterpieces on display at **Mimis Bakehouse**.



We are room to breathe.



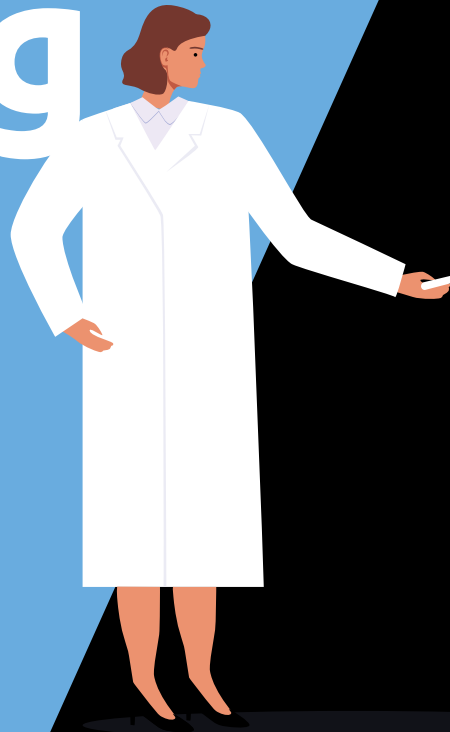
Take some well earned time out or enjoy lunch overlooking Edinburgh on one of our **two roof terraces**.

Specifications

- Attractive double height reception area
- Two 10 person lifts serving all floors
- VRF comfort cooling throughout
- Raised access floors
- Suspended ceiling with metal tiles and recessed fluorescent lighting
- Male, female accessible toilets and showers on all floors
- Newly decorated and carpeted
- New 'end of journey' male, female shower block at basement level with locker space and drying facility
- New secure bike storage facility at basement level
- 52 secure car spaces (surface and basement)



We are crossing the t's and dotting the i's.



Lease Terms

The building is available to lease on new full repairing and insuring terms. Further information regarding quoting terms is available from the sole letting agent.

Rateable Value

The building has a current rateable value of £381,500. The building will require to be reassessed if sub-divided. Further information regarding likely rates payable is available from the letting agents.

EPC

The EPC rating is C.

Entry

The accommodation is available for occupation from June 2022

Legal Costs

Each party will be responsible for their own legal costs.

For all enquires



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24 Ravelston
Terrace

**we are
contactable for
enquiries now.**

24ravelstonterrace.com

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