

Ryden

TO LET

**GROUND & SECOND FLOOR
OFFICE SUITES
FROM 1,814 TO 4,120 SQ FT**



**MURRAYBURGH
HOUSE
17 CORSTORPHINE
ROAD
EDINBURGH
EH12 6DD**



**GROUND & SECOND FLOOR
OFFICE SUITES AVAILABLE
FROM 1,814 TO 4,120 SQ FT
DEDICATED CAR PARKING
SPACES
LOCATED ON A MAIN
ARTERIAL ROUTE
FLEXIBLE LEASE TERMS**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)

FIND ON GOOGLE MAPS



**STRATEGICALLY
SITUATED ON
THE WEST SIDE
OF EDINBURGH**



LOCATION

The subject property is located in the Murrayfield area of Edinburgh, which lies between Corstorphine and the West End. It is strategically situated on the west side of Edinburgh, approximately 4 miles from Edinburgh International Airport and one mile from Haymarket Railway Station.

The building benefits from a prominent position, overlooking Murrayfield Stadium and fronting on to the A8 Corstorphine Road, which is one of the principal arterial routes into the City Centre.

The subject premises are 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.

DESCRIPTION

The building is a concrete framed four-storey office property comprising basement, ground and two upper floors. It is a flat roof property with concrete cladding panels and facing brick forming the external fabric together with timber framed double glazed windows.

The available suites are located on the ground and second floor, offering open-plan accommodation (with existing fit-out).

ACCOMMODATION

We calculate that the net internal areas of the available ground and second floor suites are as follows:

GROUND FLOOR	214 SQ M	2,306 SQ FT
SECOND FLOOR	167 SQ M	1,814 SQ FT

Dedicated car parking spaces are located immediately to the rear of the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC "F" rating.

TERMS

Flexible lease terms are available to suit occupier requirements. Further information is available from the sole letting agent.

RATEABLE VALUE

Ground Floor - £26,400 (rates payable 2023/24 £13,147.20)

Second Floor - £17,300 (rates payable 2023/24 £8,615.40)

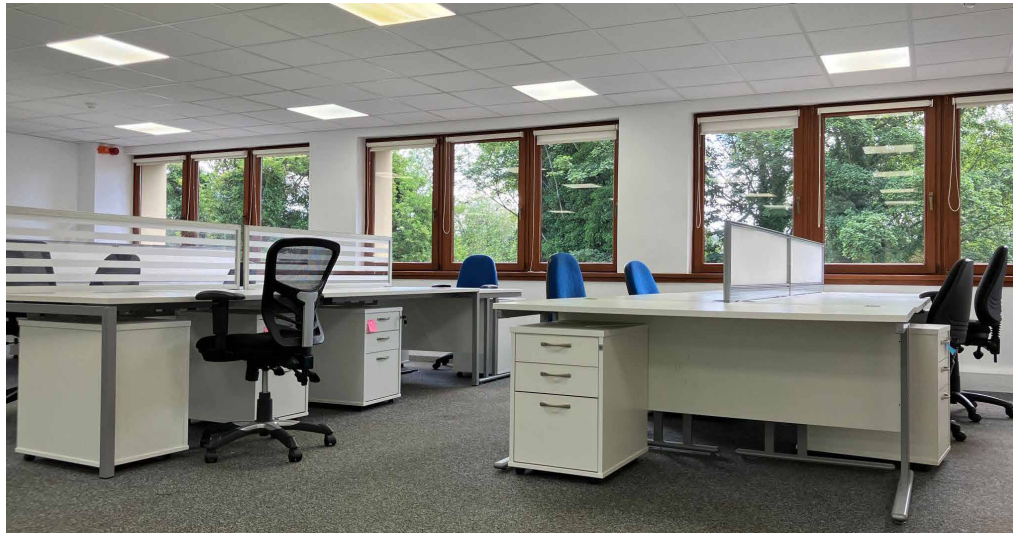
LEGAL COSTS

Each party to bear their own legal costs, however, the ingoing owner/occupier will incur LBTT, Registration Dues and any other costs chargeable, to include VAT.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.





FIND ON GOOGLE MAPS



GET IN TOUCH

Strictly by appointment with the sole letting agent.

Iain Taylor

T 07884 322 759

E iain.taylor@ryden.co.uk

Kyle Wright

T 07425 478303

E kyle.wright@ryden.co.uk

Ryden

7 Exchange Crescent

Conference Square

Edinburgh | EH3 8AN

0131 225 6612

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **August 2023**

