

Ryden

TO LET

**OPEN PLAN OFFICE
ACCOMMODATION WITH
DEDICATED PARKING
FROM 1,928 TO 14,458 SQ FT**

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**WEST GRANTON HOUSE,
9 WATERFRONT
BROADWAY,
EDINBURGH, EH5 1SA**

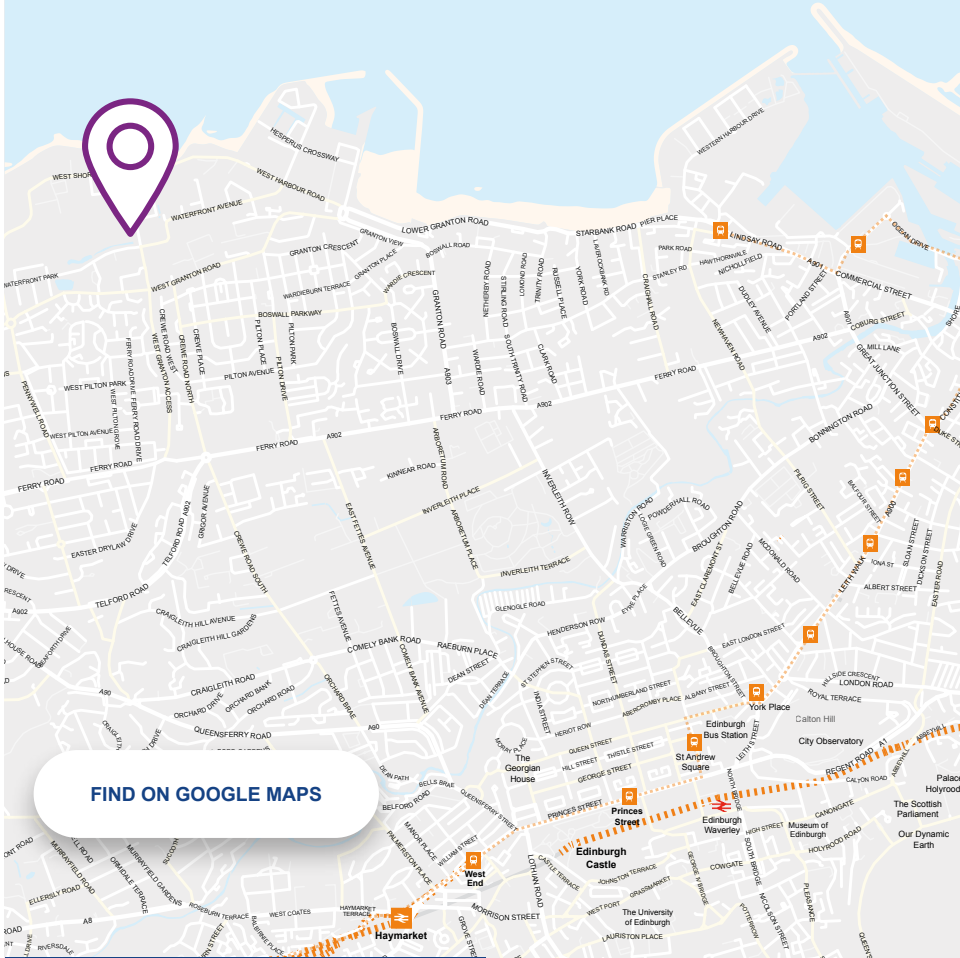
**SELF CONTAINED OFFICE
ACCOMMODATION**

**ARRANGED OVER GROUND,
1ST AND 2ND FLOORS**

DEDICATED CAR PARKING

**CURRENTLY BENEFITS
FROM CLASS 11 PLANNING
CONSENT (GYM USE)**





EDINBURGH WATERFRONT AREA IS HOME TO ONE OF THE MOST SIGNIFICANT WATERFRONT REGENERATION PROJECTS IN THE UK

LOCATION

West Granton House is located on Waterfront Broadway just off West Granton Road, approximately 2.5 miles from Edinburgh's city centre and approximately 7 miles from Edinburgh Airport. The property is well served by public transport, with a number of Lothian Bus routes running along West Granton Road itself.

DESCRIPTION

Waterfront Broadway is part of the Edinburgh Waterfront area which is home to one of the most significant waterfront regeneration projects in the UK. The available property comprises part of a larger building incorporating a Morrisons Supermarket.

The accommodation has been built to a high standard and the specification includes:

- Disabled access with passenger lifts
- Male, Female & Accessible WCs on each floor
- Raised access floors
- Suspended ceilings
- Gas central heating
- Dedicated car parking

ACCOMMODATION

The property provides the following net Internal accommodation:

| DESCRIPTION | SQ M | SQ FT |
|---------------------|--------------|---------------|
| NORTH BLOCK | | |
| GROUND FLOOR | | |
| SUITE 1 | 190 | 2,043 |
| SUITE 2 | 255 | 2,746 |
| SUB-TOTAL | 445 | 4,789 |
| FIRST FLOOR | | |
| SUITE 1 | 199 | 2,144 |
| SUITE 2 | 275 | 2,963 |
| SUB-TOTAL | 474 | 5,107 |
| SECOND FLOOR | | |
| SUITE 1 | 179 | 1,928 |
| SUITE 2 | 245 | 2,634 |
| SUB-TOTAL | 424 | 4,562 |
| TOTAL | 1,343 | 14,458 |

In addition, there is a dedicated car park providing 36 spaces (1:402 sq ft)

TERMS

The accommodation is available as a whole self-contained entity with dedicate GF entrance. Alternatively, our client will consider suite by suite lettings (from 1,928 sq ft) with shared entrance / common parts. Further information on application to the sole letting agent.

PLANNING

In relation to the Town and Country Planning (Scotland) Act 1997 this property benefits from Class 11 (Assembly & Leisure) use (previously occupied as a gym). The property would also be suitable for Class 4 Office use (subject to planning).

BUSINESS RATES

In accordance with the Scottish Assessors, the current rateable value of the available space is £147,000 resulting in a rates liability of £77,028 (2023/2024).

ENTRY

Immediate entry available on conclusion of legal formalities.

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 (EPC)

The property has an EPC Rating of C.

VAT

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



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GET IN TOUCH

Strictly by appointment with the sole letting agents:

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EDINBURGH

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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 whatsoever in relation to this property. **August 2023**

