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# Offices To Let

Flexible terms

Small to medium sized office  
and studio space available

Well established business location

On-site parking available

# Castlebrae Business Centre

Peffer Place, Edinburgh EH16 4BB



## LOCATION

Castlebrae Business Centre is situated in Craigmillar, adjacent to Duddingston, Prestonfield and Arthur's Seat. The property is approximately 2.5 miles south east of Edinburgh's City Centre and offers convenient access to the Edinburgh City Bypass and the main arterial road networks.

The surrounding area is predominantly commercial with Peffermill Industrial Estate and Peffer Place within proximity. Neighbouring occupiers include Create Business Properties, Bluebird Care, Quirky Gift Library to name but a few.

In addition, this property is conveniently situated within close proximity to Cameron Toll Shopping Centre and Fort Kinnaird.

## DESCRIPTION

Castlebrae Business Centre is an Art-Deco style, Category B listed, former school which has been converted to provide office / studio accommodation. The property provides bright and attractive accommodation which benefits from the following;

- Double glazed windows
- Gas central heating
- Superfast broadband available by independent arrangement
- Lift access to all floors
- Kitchen / tea-prep facilities

## CAR PARKING

The property benefits from a large car park.

## ACCOMMODATION

The property can accommodate small requirements from approximately 200 sq ft (typically a 2 person office) to larger requirements of approximately 1,800 sq ft (typically a 18 person office).

A floor plan is provided on the next page showing the layout and range of floor areas available.



Open Plan Space



Excellent natural light

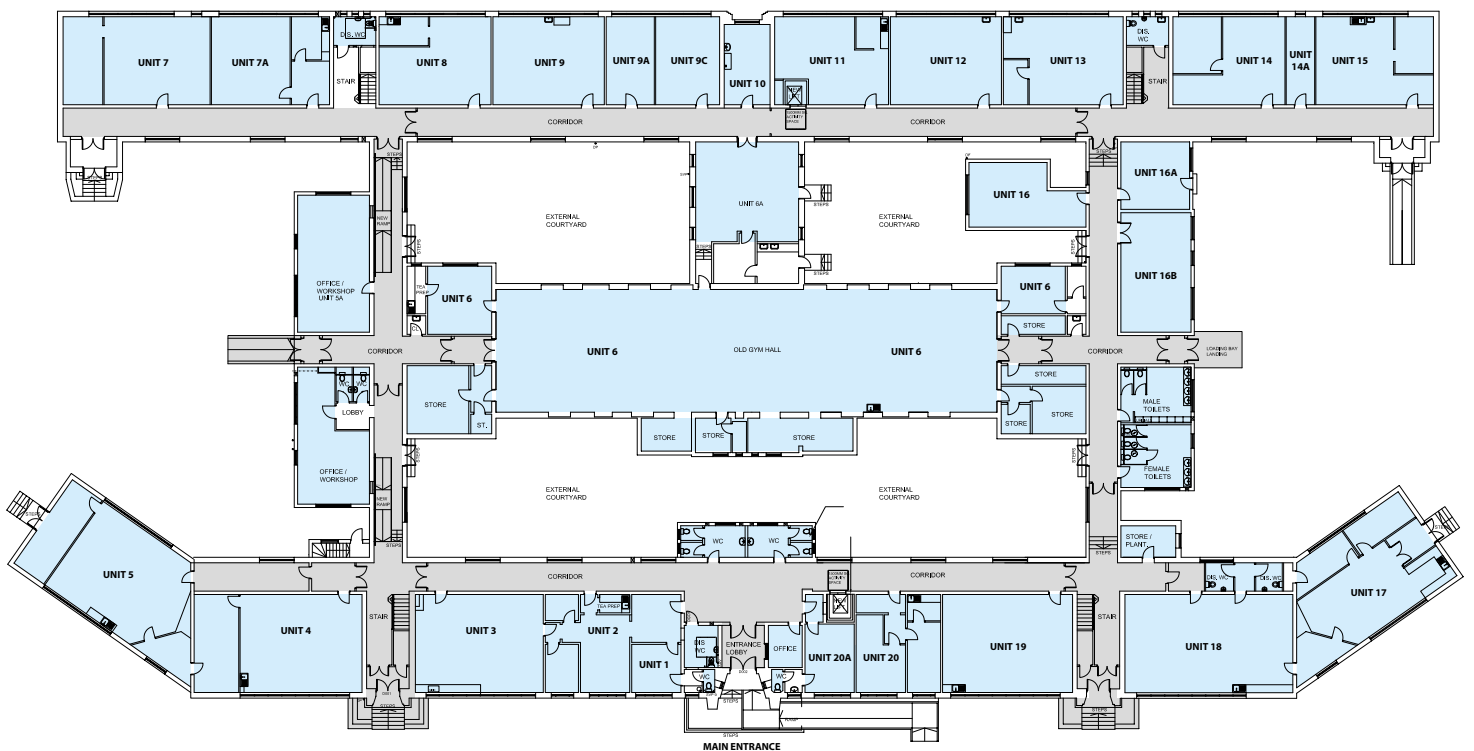


High quality refurbishment

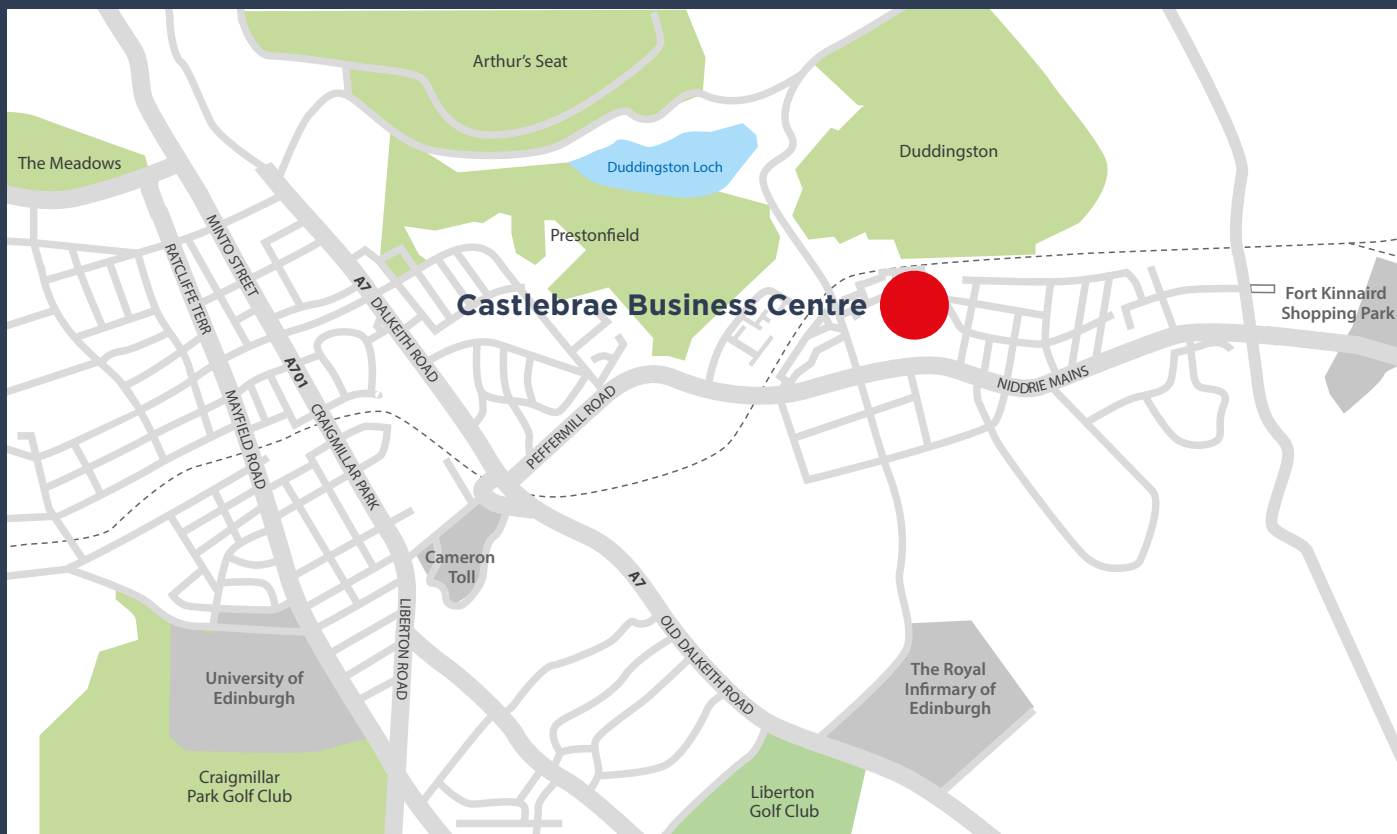
## AVAILABILITY

Leases at Castlebrae Business Centre are flexible and the availability therefore changes frequently. Rooms range from 200 sq ft to 1,800 sq ft and are suitable for a variety of uses including office, studio and light workshops.

For a summary of the current availability contact the letting agents.







## TERMS

For information on quoting rents and lease terms please contact the letting agent.

## BUSINESS RATES

The premises will require to be re-assessed however it is likely that Tenants will be able to take advantage of 100% relief from Rates via Small Business Rates Relief. Further information available from the letting agent.

## VAT

The property is not registered for VAT. VAT will therefore not apply to any rents.

## ENTRY

Available immediately, subject to conclusion of legal missives.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating available on request.

## VIEWING

Strictly by appointment with the letting agents or Cre8te:

### Ryden LLP

7 Exchange Crescent,  
Edinburgh EH3 8AN

Tel: 0131 225 6612

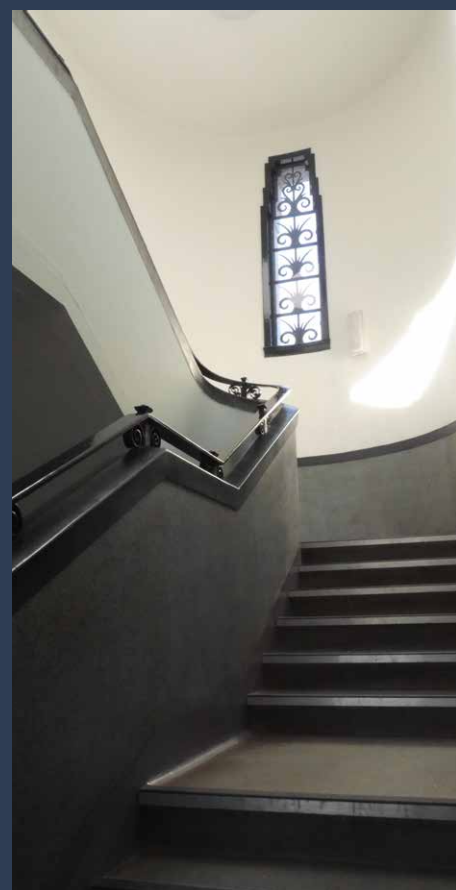
cameron.whyte@ryden.co.uk  
jack.chandler@ryden.co.uk

### Cre8te Business Properties Limited

Units 1-2 Castlebrae Business Centre  
Peffer Place, Edinburgh, EH16 4BB

Tel: 0131 661 8888

sharron@cre8te.co.uk



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**0131 225 6612**