

Ryden

TO LET

**OPEN-PLAN GROUND FLOOR
OFFICE SUITE**
284.38 SQ M (3,061 SQ FT)



ALEX HOUSE
**21 CLIFTONHALL
ROAD**
NEWBRIDGE
EH28 8PW

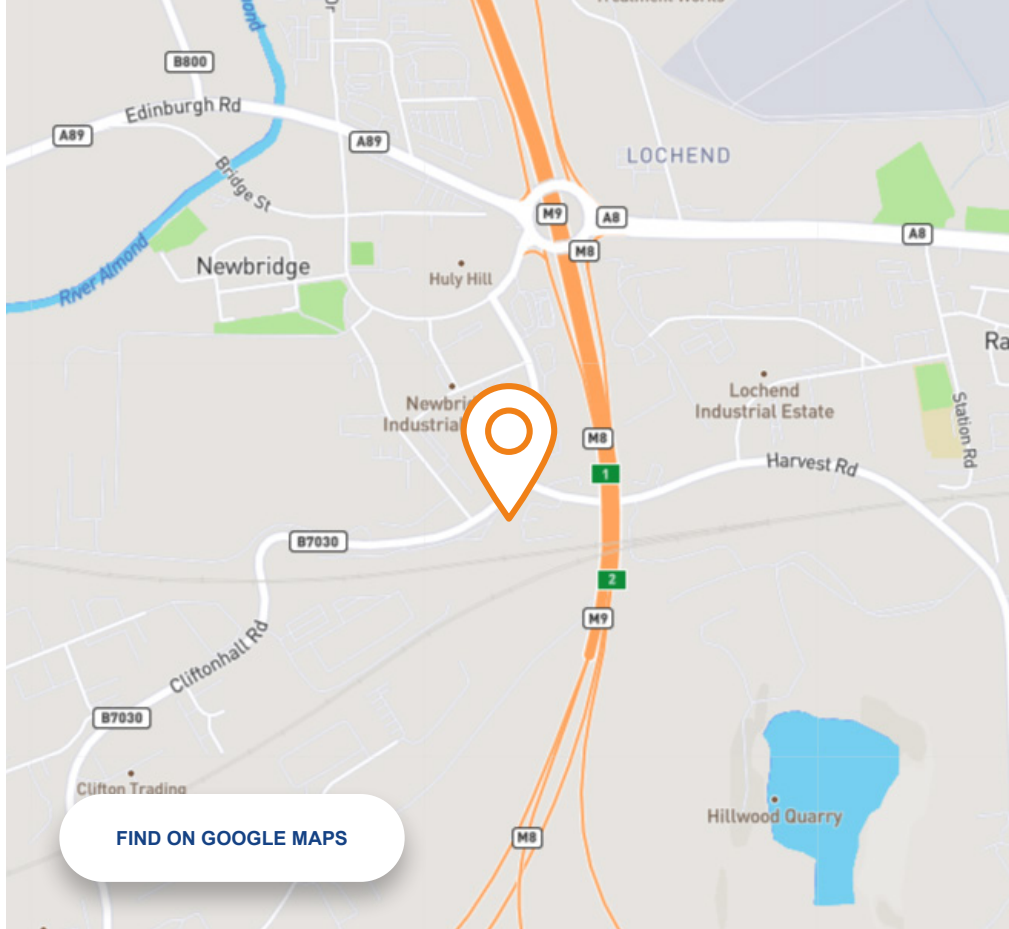
EXCELLENT NATURAL LIGHT

**IMMEDIATE ACCESS
TO SCOTLAND'S
MOTORWAY NETWORK**

**10 DEDICATED
PARKING SPACES**

**UNDERGOING LIGHT
REFURBISHMENT**

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



[FIND ON GOOGLE MAPS](#)

LOCATION

The property is located minutes from the west bound M8 and north bound M9, giving easy connectivity to the majority of Scotland's population within a 1 hour car journey.

Edinburgh City Centre is approximately 7 miles from the building and Edinburgh International Airport is within 1 mile. Glasgow is approximately 40 miles drive from Newbridge, with Dundee 60 miles and Aberdeen 125 miles.

The property is close to the retail and leisure facilities of The Gyle Shopping Centre and Edinburgh Park, with convenience shopping available in Newbridge and Ratho.

DESCRIPTION

Alex House comprises a detached modern pavilion arranged over ground and first floor levels. The property is of steel frame construction with external aluminium and glazed cladding.

The available accommodation on the ground floor provides a high quality, openplan working environment which could suit a range of occupiers and uses subject to necessary planning consent.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR SUITE 3	284.38	3,061

TERMS

The subjects are available on a new FRI lease for a term to be agreed.

SPECIFICATION

Opportunity to influence refurbishment including:

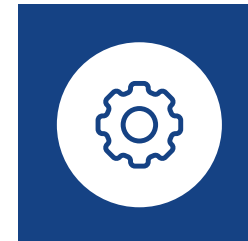
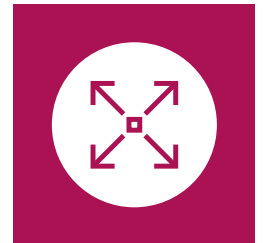
-  A kitchen
-  New carpet
-  New lighting
-  New ceilings
-  New decorations

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



GET IN TOUCH

Please get in touch with the joint letting agents for more details.

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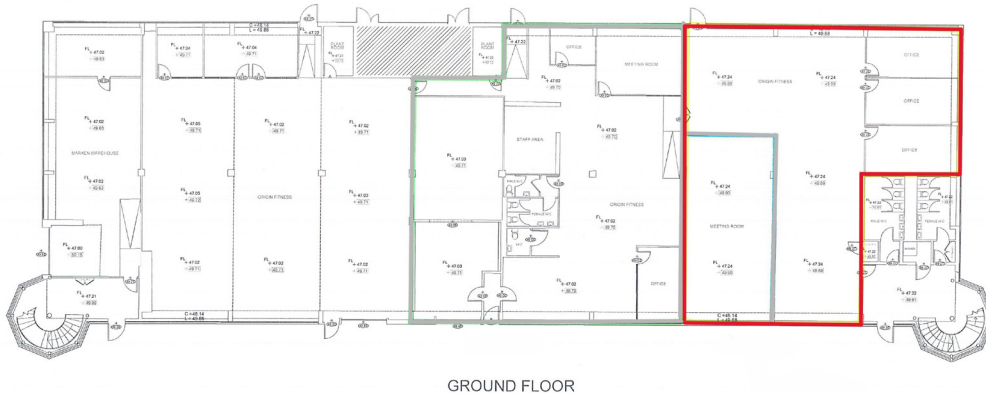
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Ryden **EYCO**

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. **January 2025**

