

# Ryden

## TO LET

**MODERN OFFICE PREMISES**  
**273 - 620 SQ M**  
**(2,941 - 6,675 SQ FT)**

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



**WESTCOTT HOUSE**  
**4 FERRYMUIR LANE**  
**SOUTH QUEENSFERRY**  
**EH30 9QZ**

**WITHIN CLOSE PROXIMITY**  
**OF MOTORWAY NETWORKS**

**DEDICATED PARKING**  
**INCLUDED**

**MODERN OFFICE FACILITIES**  
**LOCATED IN ESTABLISHED**  
**BUSINESS PARK**





**WESTCOTT HOUSE  
IS LOCATED IN THE  
HEART OF THE  
COMMERCIAL HUB  
WITHIN SOUTH  
QUEENSFERRY.**

[FIND ON GOOGLE MAPS](#)

## LOCATION

Westcott House is located in the heart of the commercial hub within South Queensferry.







The office is prominently positioned at the A90/A8000 interchange which is on the South side of the Queensferry Crossing. Edinburgh Airport is within a 10 minute drive of the property and also 10 miles from Edinburgh City Centre. Public transport is also accessible as Dalmeny Railway Station is only a 15 minute walk from the premises. Dalmeny has a direct line which goes to Edinburgh Waverley and takes just 22 minutes.

Being located within Forth Bridges Business Park Westcott House benefits from having Dakota Hotel with restaurant, meeting and conference facilities, Tesco Superstore, Frankie & Bennie's and Burger King restaurants.

## DESCRIPTION

The premises comprise a 2 storey modern office building which is supplemented by high quality specification. The property benefits from well maintained landscaping across the site and a large number of dedicated car parking spaces.

The suites benefit from a mixture of open plan office space and smaller individual office rooms and conference rooms. The suites include a reception area and fitted kitchen area. The specification comprises:

-  Raised access floors
-  Mineral suspended ceilings, LED lights and air conditioning
-  Male and female DDA compliant W.C facilities
-  Shower facilities within building
-  Full lift access within the building
-  External Cycle Racks



FIRST FLOOR

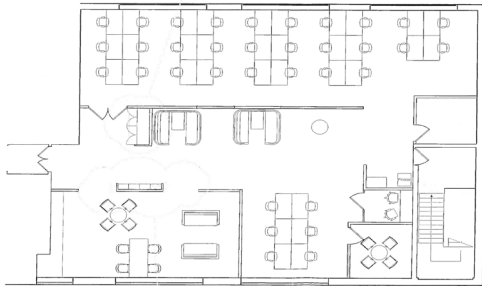
## ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the property provides the following Net Internal Area:

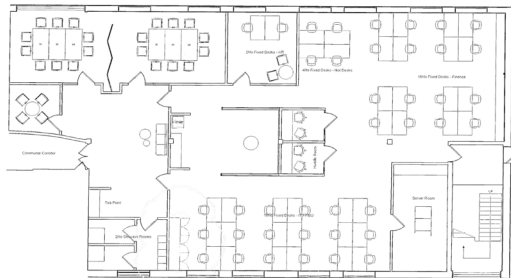
	SQ M	SQ FT
Ground Floor West	347	3,734
First Floor West	273	2,941
<b>Total</b>	<b>620</b>	<b>6,675</b>



## FIRST FLOOR



## GROUND FLOOR



## SERVICE CHARGE

A service charge for the upkeep of the common parts of the property is applicable with further details available from the joint letting agents.

## TERMS

The property is available to lease on flexible new Full Repairing and Insuring terms for a period to be agreed.

Further information is available on request from the joint letting agents.

## BUSINESS RATES

The west suite has been assessed as a whole with a Rateable Value of £83,100 which results in rates payable of £42,424.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

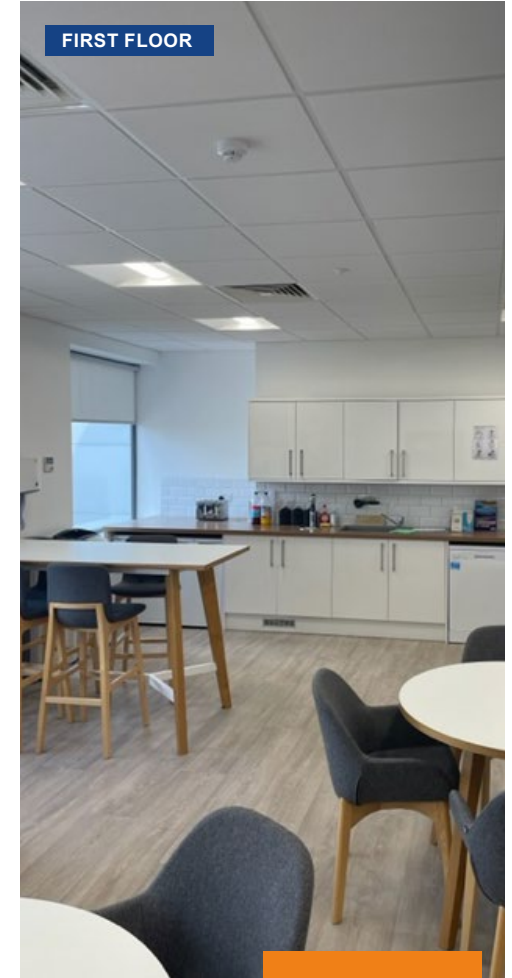
The office has an EPC rating of C. A copy of the energy performance certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant being responsible for the payment of Land & Buildings Transaction Tax, Registration Dues and VAT incurred thereon.

## VAT

The property has been elected for VAT.





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# GET IN TOUCH

Should you wish to view or require further information, please do not hesitate to contact the joint agents as per the details below:

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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. **September 2025.**

