

Ryden

TO LET

GROUND FLOOR OFFICE SUITE

246 SQM (2,648 SQ FT)



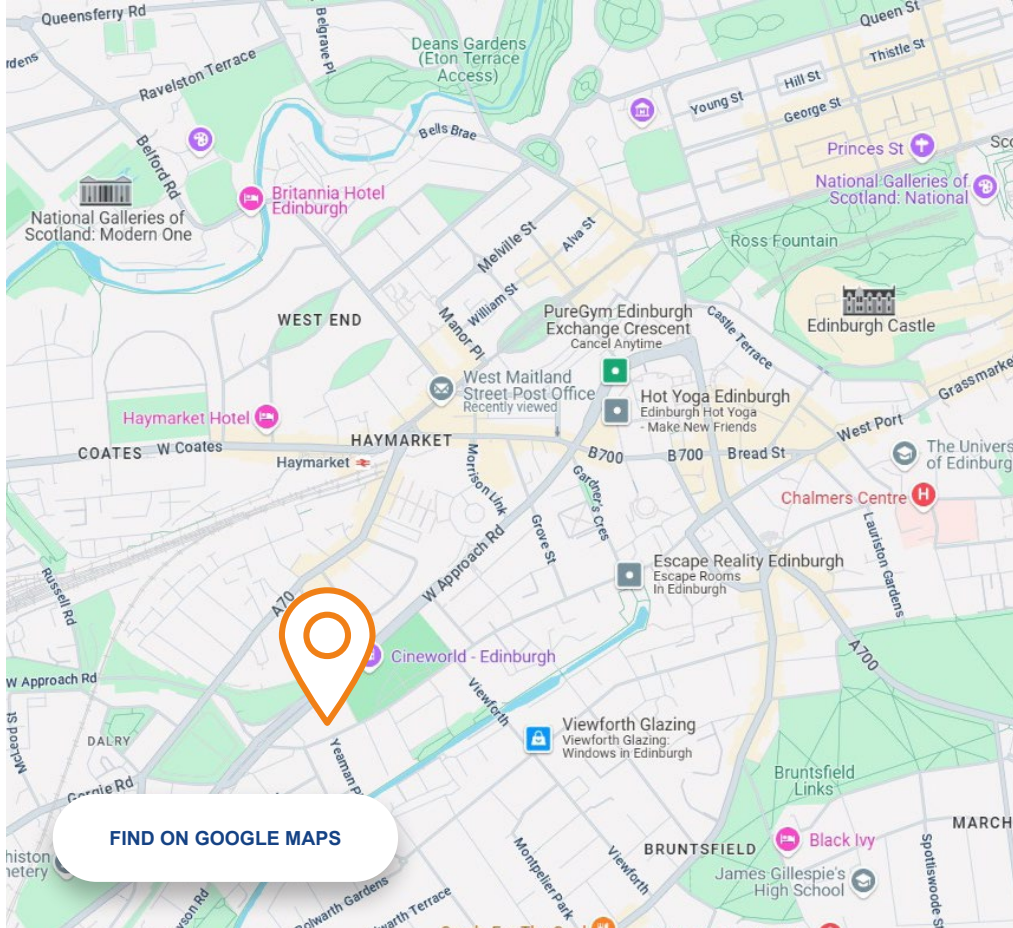
**160 DUNDEE
STREET
EDINBURGH
EH11 1DQ**

**LOCATED WITHIN
THE HEART OF
FOUNTAINBRIDGE**

**EXISTING FIT OUT
AVAILABLE**

**WITHIN 0.5 MILES
OF HAYMARKET
RAIL STATION**

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



LOCATION

160 Dundee Street is located in the Fountainbridge area of Edinburgh which is just West of the city centre. It overlooks the Western Approach Road which is a key route between the City Centre and West Edinburgh. The property benefits from being within close proximity of multiple transport hubs which include being within a 5 minute walk of Haymarket Railway Station. There is also a bus stop outside the building servicing 5 bus routes which lead to many locations around the city including Edinburgh International Airport.

DESCRIPTION

The subject premises is a 4 storey modern office building which is sub-divided to accommodate a variety of tenants which currently include Blackwood Housing Association, Alzheimer Scotland, Alpha Data Parallel Systems and Bell Geo Space Limited.

The available suite is on the ground floor and offers modern, high spec office accommodation which includes an existing fit out.

The suite benefits from the following specification:

- Raised access flooring
- Fully carpeted
- Intruder alarm
- Strip fluorescent lights
- Demised kitchen / tea prep area
- Remote air con and heating system

AVAILABILITY

The property provides 246 sq m (2,648 sq ft) of office accommodation.

LEASE TERMS

The ground floor is currently on a lease which expires on the 17th May 2026. The suite is available by sub lease or assignment until the expiry date. Alternatively, and with landlord consent a longer lease can be discussed.

BUSINESS RATES

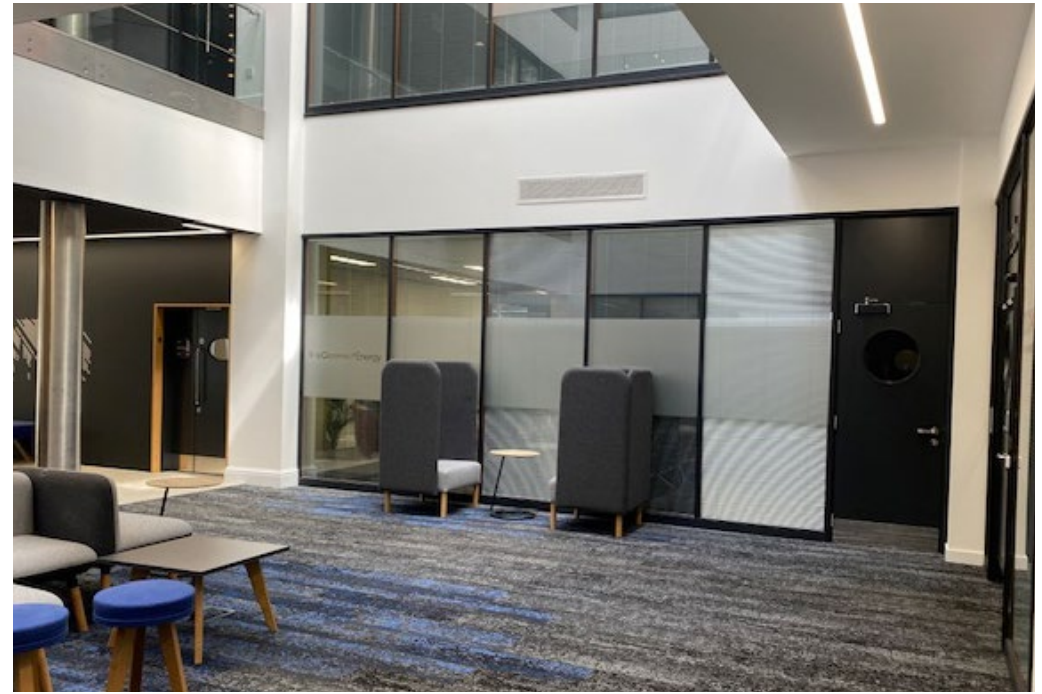
The subjects are entered into the valuation roll at £41,600 resulting in the rates payable being £20,717 per annum (2024/25). Further enquiries on business rates should be directed to Edinburgh City Council.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate can be made available upon request.

VAT

Please note all figures are quoted exclusive of VAT.



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GET IN TOUCH

Please get in touch with our letting agents for more details.

Kyle Wright

T 07425 478 303

E kyle.wright@ryden.co.uk

Peter l'Anson

T 07884 322 759

E peter.l'anson@ryden.co.uk

Iain Taylor

T 07884 322 759

E iain.taylor@ryden.co.uk

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7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

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. **July 2025**

