

TO LET



Harewood House – 1,600 sqft

A detached office building over two floors with a flexible layout, open plan, and private offices.

Create³

The Details

Highlights

- Flexible lease terms to suit your needs/ with immediate entry available
- Easily accessible by car and with great transport links
- Access to EV Charge Points located
- Kitchen and toilet facilities on both floors
- Dedicated and secure Parking, including secure bike store
- Access to tenant gym for group & personal training within Castlebrae Business Centre
- Accessible tenant Garden with full facilities for BBQ /team day or enjoying the weather
- Superfast Broadband (by independent arrangement)
- A vibrant community of like-minded entrepreneurs and business owners all around the
- Access to on site support and business advice from Create to help you grow and succeed

Description

Harewood House was built as the Janitors House for Niddrie Marischall School, which is a listed Art Deco building and which houses the main business centre on Peffer Place, Castlebrae Business Centre.

Harewood House is a self-contained property featuring two separate access doors. The site is gated and secure, offering peace of mind for tenants and visitors alike.

Outside, there is a generous outdoor area that could be ideally suited for a nursery play space, a communal garden for tenants to enjoy, or the development of additional dedicated parking.

Location

Peffer Place Industrial Estate is ideally situated just 2.5 miles southeast of Edinburgh's City Centre, nestled between the scenic areas of Arthur's Seat, Duddingston, and Craigmillar. This prime location offers quick and convenient access to the Edinburgh City Bypass and major arterial roads, ensuring seamless connectivity in and out of the city.

For cyclists, the Innocent Railway Tunnel, part of the National Cycle Network Route 1, is just a 10-minute ride away. Additionally, the area is well-served by public transport, making it easy for employees and visitors to commute.

The property is also situated within close proximity to Cameron Toll Shopping Centre and Fort Kinnaird.

Rent PA	£22k
Service Charge	£1500
Insurance PA	£500
Rateable Value	£13,300
Rates Payable	£6650

BOOK A VIEWING



Contact us and we'll be happy to show you the site and units.

Create – 0131 661 8888
lynn@createbusinessproperties.com

Alternatively, you can book to view with our letting agents, Ryden

Ryden – 0131 225 6612
leo.masson@ryden.co.uk
ben.dobson@ryden.co.uk

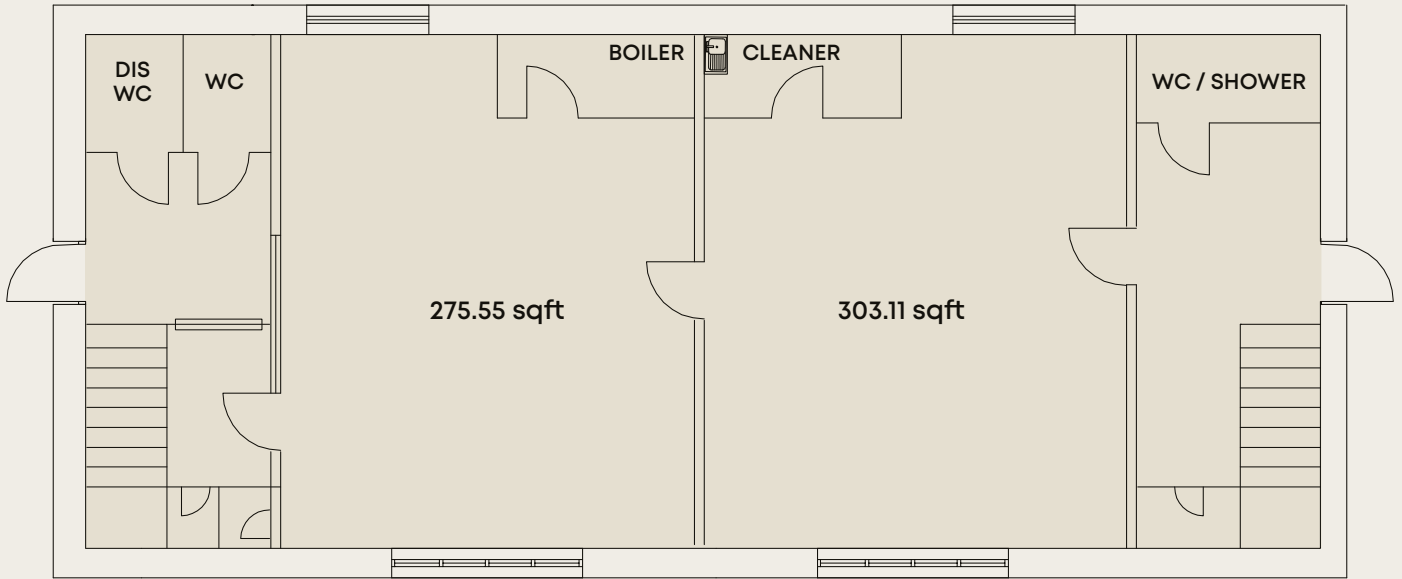
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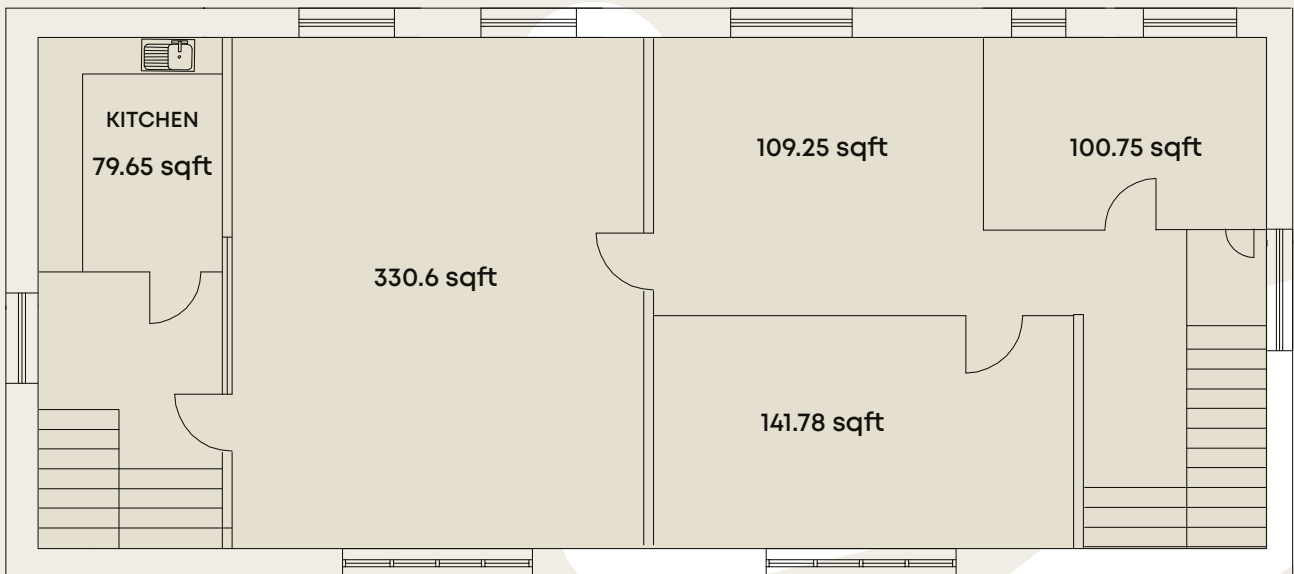


Floorplans

GROUND FLOOR



FIRST FLOOR



PLEASE NOTE: This floorplan is indicative only. We highly recommend visiting to see this great space.

Siteplan



Location

