

Ryden

PRELIMINARY DETAILS

TO LET

UNDERGOING REFURBISHMENT
OFFICE SUITES FROM 1,770 TO 4,735
SQ FT



MURRAYBURGH
HOUSE
17 CORSTORPHINE
ROAD
EDINBURGH
EH12 6DD



SECOND FLOOR OFFICE
SUITES AVAILABLE

7 DEDICATED CAR PARKING
SPACES WITH EV CHARGING

LOCATED ON A MAIN
ARTERIAL ROUTE

FLEXIBLE LEASE TERMS

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**STRATEGICALLY
SITUATED ON
THE WEST SIDE
OF EDINBURGH**



LOCATION

The subject property is located in the Murrayfield area of Edinburgh, which lies between Corstorphine and the West End. It is strategically situated on the west side of Edinburgh, approximately 4 miles from Edinburgh International Airport and one mile from Haymarket Railway Station.

The building benefits from a prominent position, overlooking Murrayfield Stadium and fronting on to the A8 Corstorphine Road, which is one of the principal arterial routes into the City Centre.

The subject premises are well served by convenience shopping available at nearby Roseburn Terrace as well as having the Greenway (priority bus lane) adjacent which serves the City Centre on a regular basis. The tram route runs nearby with access via Murrayfield tram stop.

DESCRIPTION

The building is a concrete framed four-storey office property comprising basement, ground and two upper floors, under a flat roof. The available suites are located on the second floor, offering open-plan accommodation (with the benefit of some existing fit-out).

The second floor (rear) has already undergone refurbishment with the front suite now undergoing refurbishment with new kitchen, heating and new LED light fittings throughout.



ACCOMMODATION

We calculate that the net internal areas are as follows:

	SQ M	SQ FT
Second Floor Front Suite 4	281.21	2,965
Second Floor Rear Suite 3	164.43	1,770
Total	445.64	4,735

Dedicated car parking spaces are located immediately to the rear of the property. EV charging facilities are also being provided for the benefit of the occupiers within the building.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC assessment B.

TERMS/SERVICE CHARGE

Flexible lease terms are available to suit occupier requirements. Further information is available from the sole letting agent, including service charges for the demised space.

RATEABLE VALUE

Second Floor Front Suite - £29,000, resulting in rates payable 2024/25 £14,442.

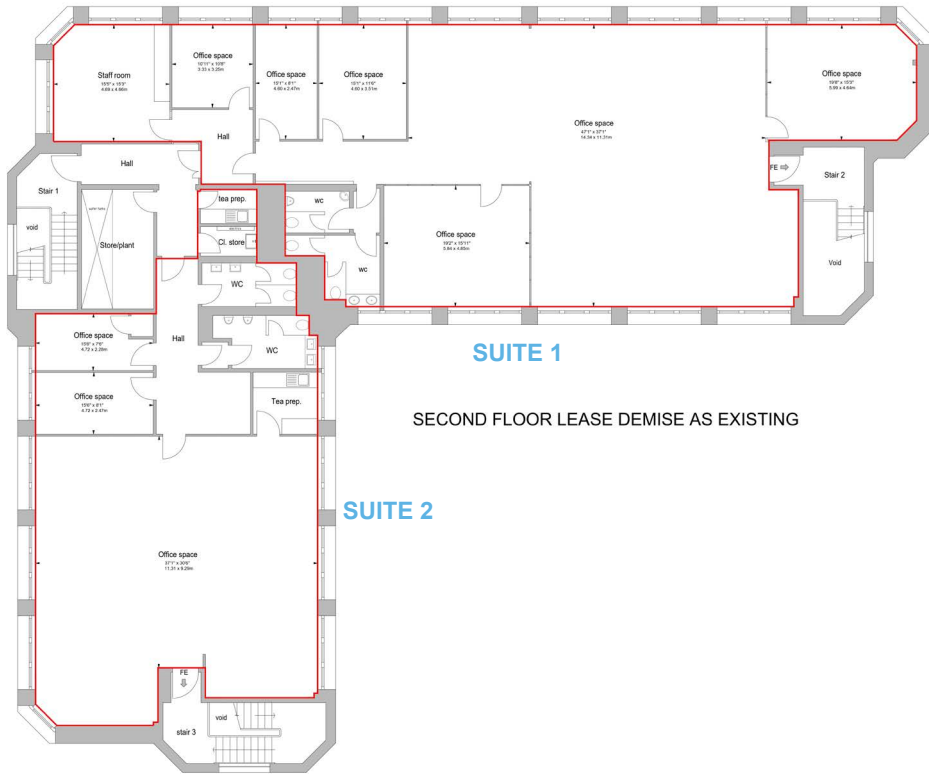
Second Floor Rear Suite - £17,300, resulting in rates payable 2024/25 £8,615.

LEGAL COSTS

Each party to bear their own legal costs, however, the ingoing occupier will incur LBTT, Registration Dues and any other costs chargeable, to include VAT.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.



Second Floor Tea Prep (rear)



Ground floor office space showing proposed specification



Ground floor kitchen, indicating style for second floor

FIND ON GOOGLE MAPS



GET IN TOUCH

Strictly by appointment with the sole letting agent.

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Ryden

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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 what ever in relation to this property. September 2024

