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**GRAHAM + SIBBALD**

# TO LET

## FULLY FITTED OFFICE



**36 SOUTH GYLE CRESCENT  
SOUTH GYLE BUSINESS PARK  
EDINBURGH EH12 9EB**

- A sought after high specification modern open plan office suite
- Move in condition + fitted out
- Immediate entry available
- Private secure onsite parking
- Excellent transport links
- Competitive rent / lease terms



36 SOUTH GYLE CRESCENT

# LOCATION

West Edinburgh / The Gyle Business Park is widely acknowledged as being one of Scotland's premier business park locations. South Gyle Business Park is strategically positioned in the wider business park and continues to prove itself as a popular office destination due to its strong transport links.

Edinburgh International Airport is located just 2 miles to the west and easily reached via the Edinburgh Park Tram Stop. The trams also seamlessly connects The Gyle Business Park and the surrounding area to and from Edinburgh City Centre in less than 20 minutes. South Gyle Train Station is also a short 10 minute walk from the subjects.

The office benefits from an array of amenities to include the Glass Cube Deli and Coffee Shop which sits immediately adjacent notwithstanding The Gyle shopping centre which is anchored by a large M&S and Morrisons.

Nearby occupiers include, RBS, Lloyds, M&G, Aegon, Cruden Homes and Coda Octopus.

The exact location is highlighted on the map.

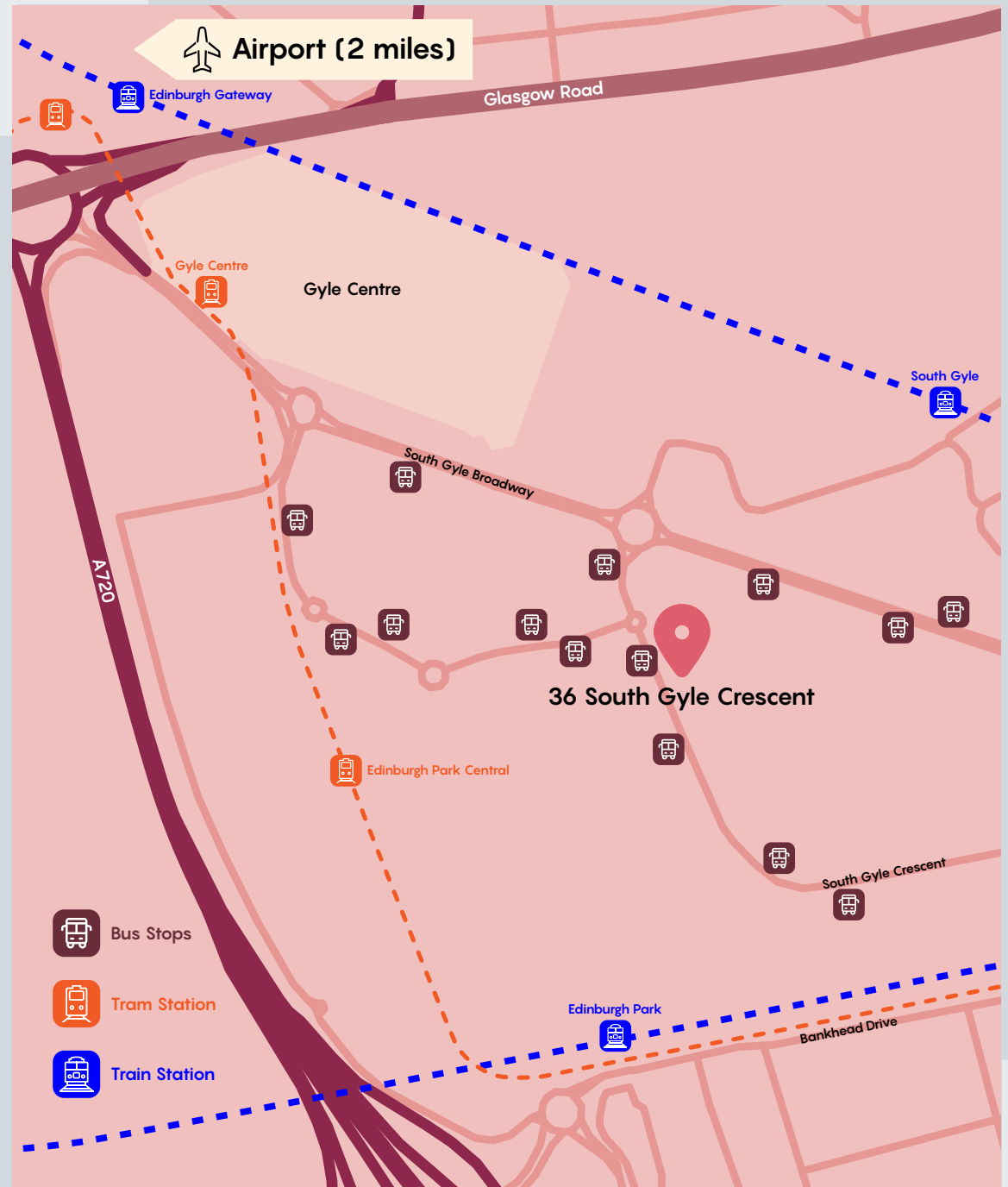
## CONNECTIVITY

Drummond House Bus Stop 3 mins  
Redheughs Avenue Bus Stop 3 mins

South Gyle Train Station 10 mins  
Edinburgh Park Train Station 15 mins

Edinburgh Park Central Tram Station 11 mins  
Gyle Centre Tram Station 15 mins

**Tram Time to Airport 10 mins**  
**Tram Time to City Centre 20 mins**



## DESCRIPTION

The subjects comprise a ground floor suite forming part of an attractive two storey purpose built office pavilion strategically positioned in a mature business park location. Access to the building is via an impressive and welcoming double height / glazed atrium providing strong first impressions. Access to the suite is via secure access controlled double doors.

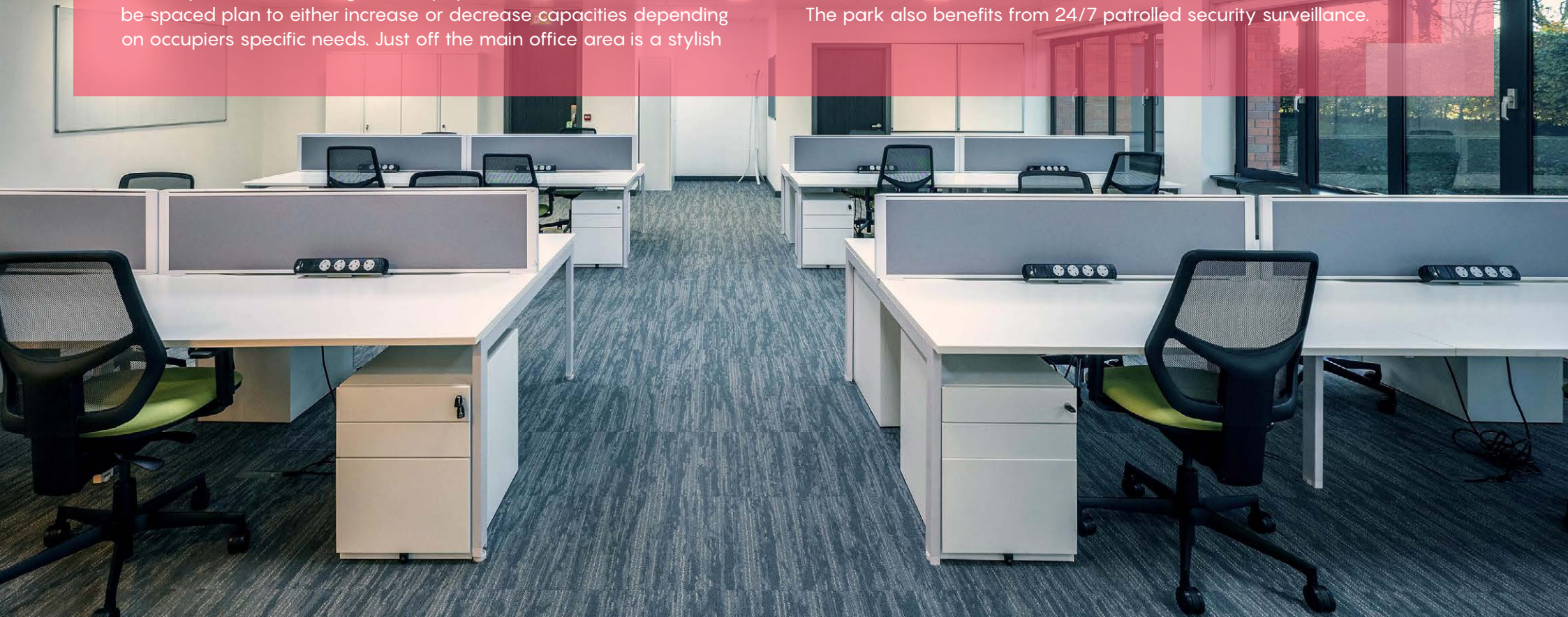
Once inside the suite, you are greeted by a generously sized reception and waiting area. The main boardroom, which comfortably accommodates approximately 14 people, is located just off the reception area. There are a further two private rooms to the rear of the reception together with a reprographics area. The main office is currently laid out for c24 generously spaced work stations. This could be spaced plan to either increase or decrease capacities depending on occupiers specific needs. Just off the main office area is a stylish

tea prep / kitchen facility / designated break out area. To the rear of the main office is much needed storage space.

In terms of specification, the office benefits from being fully furnished, raised accessed floors with data cabling and power points, and decorative recessed LED lighting. The unit is available either with or without the benefit of the existing contemporary fit out and thus offers a plug and play option which significantly reduces the initial set up costs and timings associated with leasing unfurnished space.

Allocated secure car parking can be provided immediately outside the building.

The park also benefits from 24/7 patrolled security surveillance.





RECEPTION



OFFICE



BOARDROOM



KITCHEN / BREAKOUT

## ACCOMMODATION

Ground floor right wing with shared WC facilities.  
Based on measurements taken, the Net Internal Area is 285.1 sqm / 3069 sqft or thereby.

## RATEABLE VALUE

According to the Scottish Assessors website, the property has a rateable value of £49,400 with rates payable in the region of £26,400 per annum.

Please note this rateable value needs to be reassessed with the rates payable likely to be reduced from the above quoted.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a negotiable duration.

## RENT

£ 62,500 per annum payable quarterly in advance.

## SERVICE CHARGE

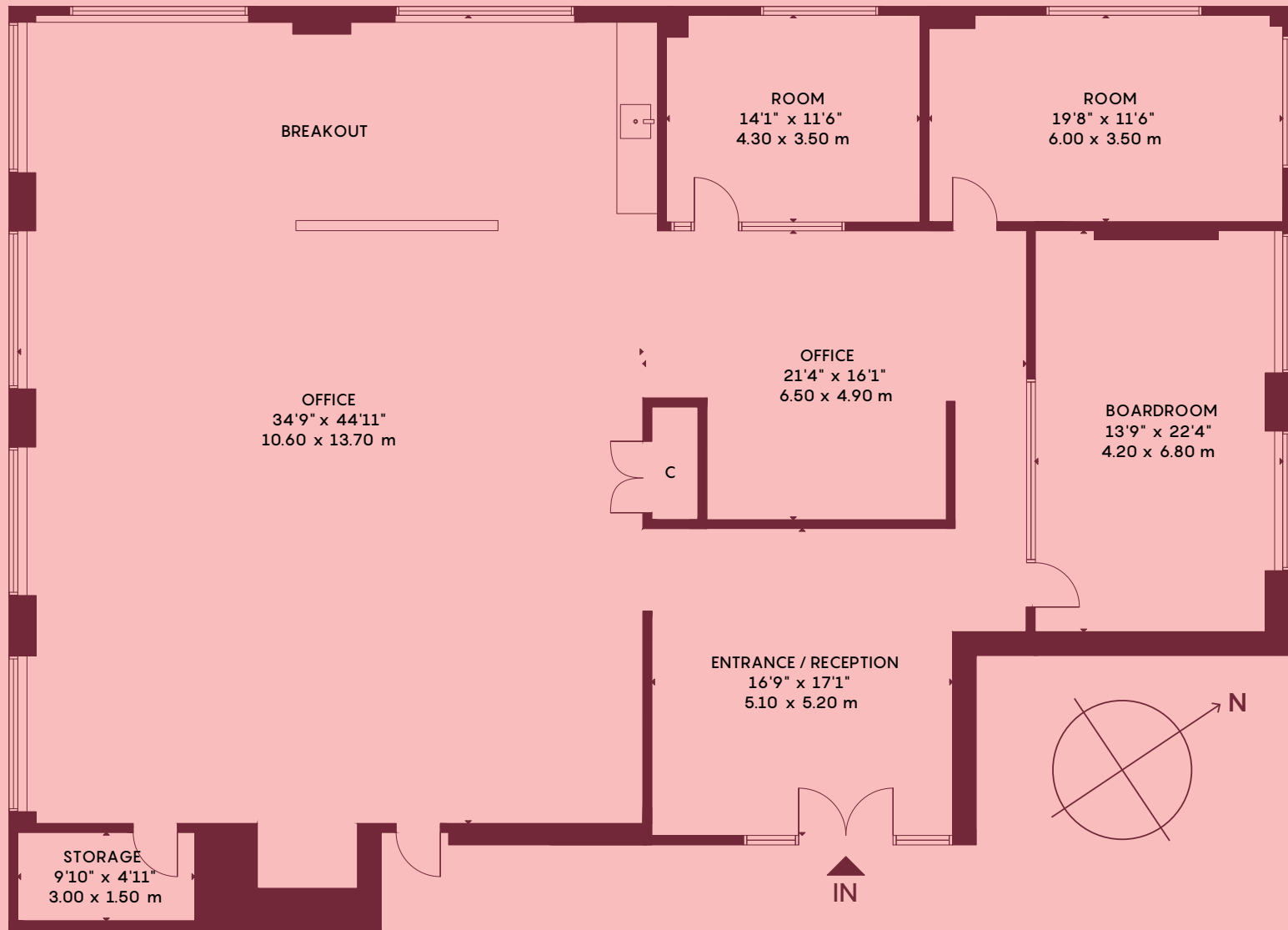
Additional information on the service charge is available on request.

## EPC

Available on request.

## VAT

Figures quoted are exclusive of VAT.



GROUND FLOOR

FLOORPLAN

# ADDITIONAL INFORMATION / VIEWING

Strictly via the sole letting agents Graham + Sibbald.



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6. Date of Publication: December 2023.