



Birch House, 10 Bankhead Crossway South,
Edinburgh EH11 4EP

TO LET

Modern Open Plan Office Suites

**1,188 - 4,722 Sq Ft
(110 - 439 Sq M)**

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DESCRIPTION

Birch House is an attractive modern office building located on a landscaped site.

Two office suites are available, one on the ground floor west which will be stripped out to form one open plan office with tea prep facility and the other on the first floor east. The first floor east suite currently has existing tenant fit out which could potentially be of interest to future occupiers. Both suites will be refurbished prior to occupation.

More generally the building specification includes:

- ✓ Raised access floor
- ✓ Suspended ceiling
- ✓ Fluorescent strip lighting
- ✓ Lift access
- ✓ Shower facilities and wheelchair accessible toilets
- ✓ Allocated car parking to rear of building
- ✓ Free on street parking
- ✓ Cycle parking



ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor East	3,534	328
Ground Floor West	1,188	110
Total	4,722	439

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Ground Floor West - Rateable Value £13,100
First Floor East - Rateable Value £40,000
Further information www.saa.gov.uk

TERMS

The suite is available on new lease terms for a period to be agreed. Further information is available from the sole agent.

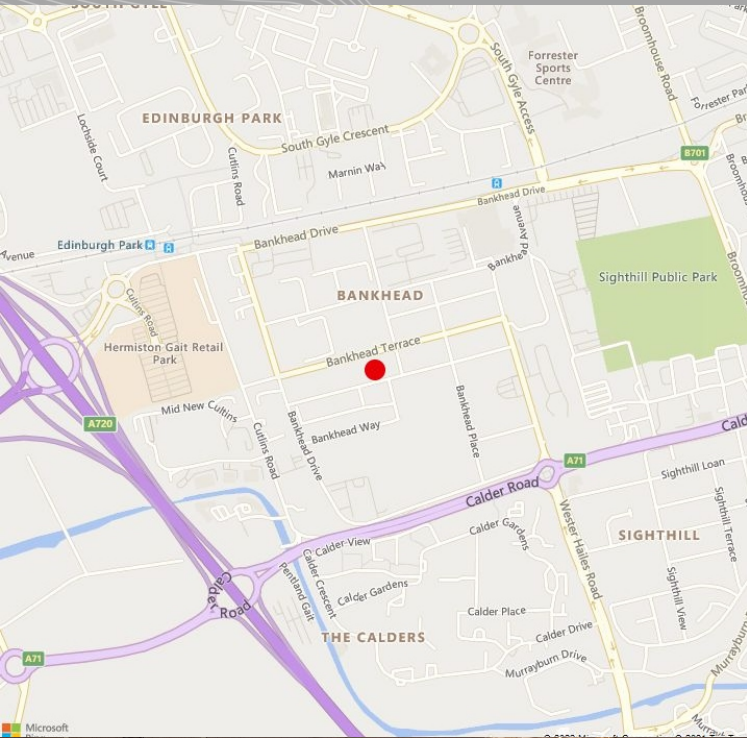
EPC

EPC rating is C.



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LOCATION

Birch House is prominently located at the junction of Bankhead Crossway South, Bankhead Place and Bankhead Terrace within the Sighthill area of Edinburgh. Approximately 5 miles west of Edinburgh city centre, it is easily accessed from the A71. The area is well served by public transport and Bankhead tram stop, South Gyle and Edinburgh Park stations are all within easy reach.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
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