

**OFFICE****3,994 sq ft Office Space****Quoting Rent: £10.00 per sq ft****Property Highlights**

- Refurbished common parts
- Open plan accommodation with excellent natural daylight
- Comfort cooling
- Carpeted, raised access floors
- Suspended ceilings with recessed VDU compatible lighting
- Self contained male, female and disabled toilet facilities
- Tea preparation areas
- Gas central heating
- Wheelchair access
- Two 8 person lifts

Location

Riverside House is located within central Edinburgh, approximately 2 miles west of the Central Business District. Gorgie Road is a main arterial route between the city centre and the city bypass. The building therefore has fantastic road access and public transport links.

Local office occupiers include Lloyds TSB Foundation for Scotland, Appeals Tribunal Service and Inspiring Scotland. There are a range of retail and leisure facilities close by at the Corn Exchange.

Floor	Size (Sq M)	Size (Sq Ft)
Third	371	3,994

For more information, please contact:

Stewart McMillan
+44 (0) 131 222 4547
stewart.mcmillan@cushwake.com

Adam Watt
+44 (0) 131 222 4587
adam.watt@cushwake.com

One Edinburgh Quay
133 Fountainbridge
Edinburgh EH3 9QG
+44 (0) 131 222 4500

TO LET

Riverside House

502 Gorgie Road, Edinburgh EH11 3AF

Lease Terms

The property is available on a new FRI lease. Please contact the sole letting agents for further details.

Legal Expenses

Each party will bear their own legal expenses in connection with any transaction.

Energy Performance Certificate

The property has an EPC rating of "F". A copy of the certificate is available upon request.

Plant & Equipment

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

Rates

The incoming occupier will be responsible for the payment of all local authority rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

Value Added Tax

VAT will be charge on the rent and all other obligations associated with the property.

