

TO LET

# FLEXIBLE MODERN OFFICE SPACE

DUDDINGSTON YARDS, DUDDINGSTON PARK  
SOUTH, EDINBURGH, EH15 3NT

625 - 832 sq ft office  
space available

Flexible lease terms

Open plan and private  
room options

Existing office fit-out  
available

On-site car parking





## LOCATION

**DUDDINGSTON YARDS IS SITUATED IN THE EAST SIDE OF EDINBURGH, LOCATED BETWEEN ARTHURS SEAT AND THE EDINBURGH BYPASS (A720). THE CITY CENTRE IS 3.5 MILES AWAY AND APPROXIMATELY 15 MINUTES DRIVE.**

More specifically, the property is located on the west side of Duddingston Park South which is one of the main roads connecting Portobello to the south side of Edinburgh.

Fort Kinnaird Retail Park is located nearby which offers a variety of shops, restaurants, supermarkets and cafés such as Five Guys, TGI Friday, Nandos, Frankie & Benny's, Café Nero, Costa, Greggs, Patisserie Valerie, Subway, Marks & Spencer and Odeon Cinema.



## DUDDINGSTON YARDS



## DESCRIPTION

Duddingston Yards comprises a modern business centre arranged over two storeys created by local charity Forth Sector, a Shaw Trust Enterprise.

The property provides a mix of open plan and cellular office accommodation over ground and first floors which has been finished to a high standard and benefits from the following specification:

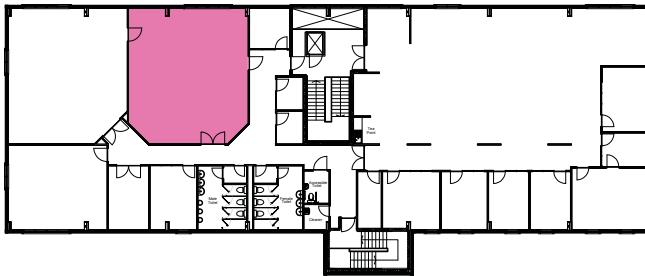
- Excellent natural daylight
- LG7 Lighting
- Perimeter Trunking
- Gas central heating
- Attractive communal kitchen / break out area
- Male and female / accessible WC facilities
- DDA Compliant
- Lift access

## ACCOMMODATION

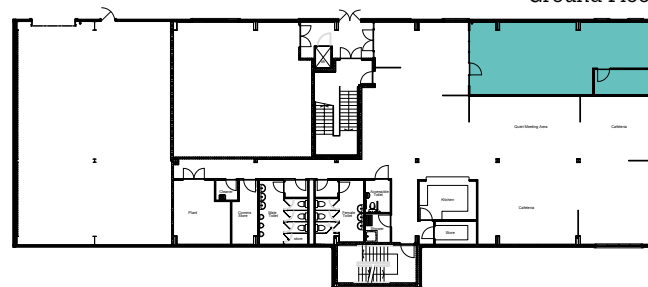
Requirements from 635 sq ft (6-7 person office) to a total of 832 sq ft (9-10 person office). Below is an example accommodation table and corresponding floor plan showing the potential options available:

	SQM	SQFT
Room 4	77	832
Ground Floor	57	615
	134	1,447

First Floor



Ground Floor



Ground Floor



General Photo



Room 4



## CAR PARKING

There are a total of 43 parking spaces at Duddingston Yards. Car parking will be allocated depending on tenant's requirements and availability.

## TERMS

For further information on availability and lease terms please contact the letting agents.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC 'B' rating.

## RATEABLE VALUE

The property will require to be re-assessed however we expect most occupiers will benefit from Small Business Rates Relief, subject to the size of office space required.

## ENTRY

Available immediately.

## VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction.



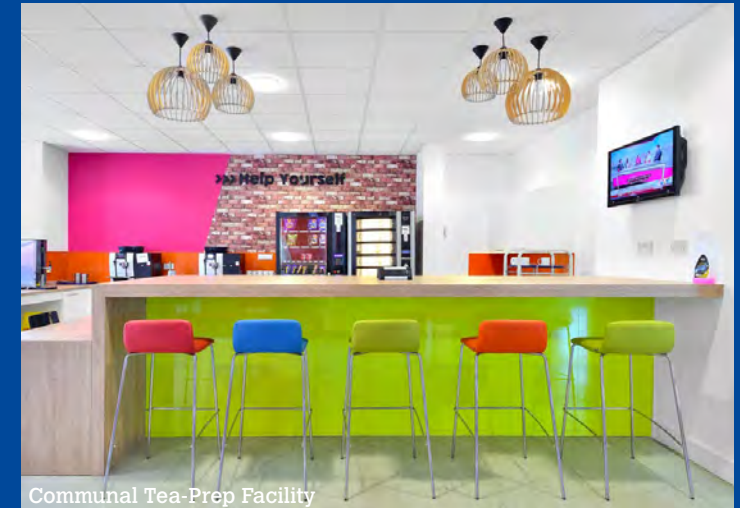
Ground Floor



Communal Breakout Area



Room 4



Communal Tea-Prep Facility

## VIEWING

Strictly by appointment with the sole letting agents:

**Jack Chandler**  
Email: jack.chandler@ryden.co.uk

**Peter I'Anson**  
Email: peter.i'anson@ryden.co.uk

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