



## To Let

1st Floor, Scott House  
Mid New Cultins  
West Edinburgh  
EH11 4DH

### Preliminary Details

0131 255 8000  
[gva.co.uk/scotland](http://gva.co.uk/scotland)



### Location

Located in a prominent position by the A71 Junction off the Edinburgh City Bypass, Scott House benefits from excellent transport links, with Edinburgh Park Tram Station and Tram Halt situated nearby. Hermiston Gait Retail Park is also situated adjacent to the property.

### Description

The available accommodation offers suites from 2,000 to 7,000 sq. ft. on the 1st Floor which can be split to suit a variety of occupier requirements. The suite is set to undergo refurbishment and on completion will provide high quality open plan space.

Scott House is fully let on the ground floor and is home to an excellent occupier line up which comprises Netcracker, Fosterplus and Care Line Homecare.

The building also benefits from generous car parking with 29 spaces available overall.

For further details please contact:

**Kyle Williamson**

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#### GVA

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