

Offices To Let

Extensive refurbishment
recently completed

Small to medium sized office
and studio space available

Well established business location

On-site parking available

Castlebrae Business Centre

Peffer Place, Edinburgh EH16 4BB



LOCATION

Castlebrae Business Centre is situated in Craigmillar, adjacent to Duddingston, Prestonfield and Arthur's Seat. The property is approximately 2.5 miles south east of Edinburgh's City Centre and offers convenient access to the Edinburgh City Bypass and the main arterial road networks.

The surrounding area is predominantly commercial with Peffermill Industrial Estate and Peffer Place within close proximity. Neighbouring occupiers include Cre8te Opportunities; Digital Skills Academy; Commsworld; Bluebird Care, Everycare; Home Instead; Keyes Brothers; & Print Vision.

In addition, this property is conveniently situated within close proximity to Cameron Toll Shopping Centre and Fort Kinnaird.

DESCRIPTION

Castlebrae Business Centre is an Art-Deco style, Category B listed, former school which has been converted to provide office / studio accommodation. The property has recently undergone an extensive refurbishment and now provides bright and attractive accommodation which benefits from the following;

- Double glazed windows
- Gas central heating
- Superfast broadband available by independent arrangement
- Meeting room facilities
- Lift access to all floors
- Kitchen / tea-prep facilities

CAR PARKING

The property benefits from a large car park.

ACCOMMODATION

The property can accommodate small requirements from approximately 200 sq ft (typically a 2 person office) to larger requirements of approximately 1,800 sq ft (typically a 18 person office).

A floor plan is provided on the next page showing the layout and range of floor areas available.



Open Plan Space



Excellent natural light



High quality refurbishment

AVAILABILITY

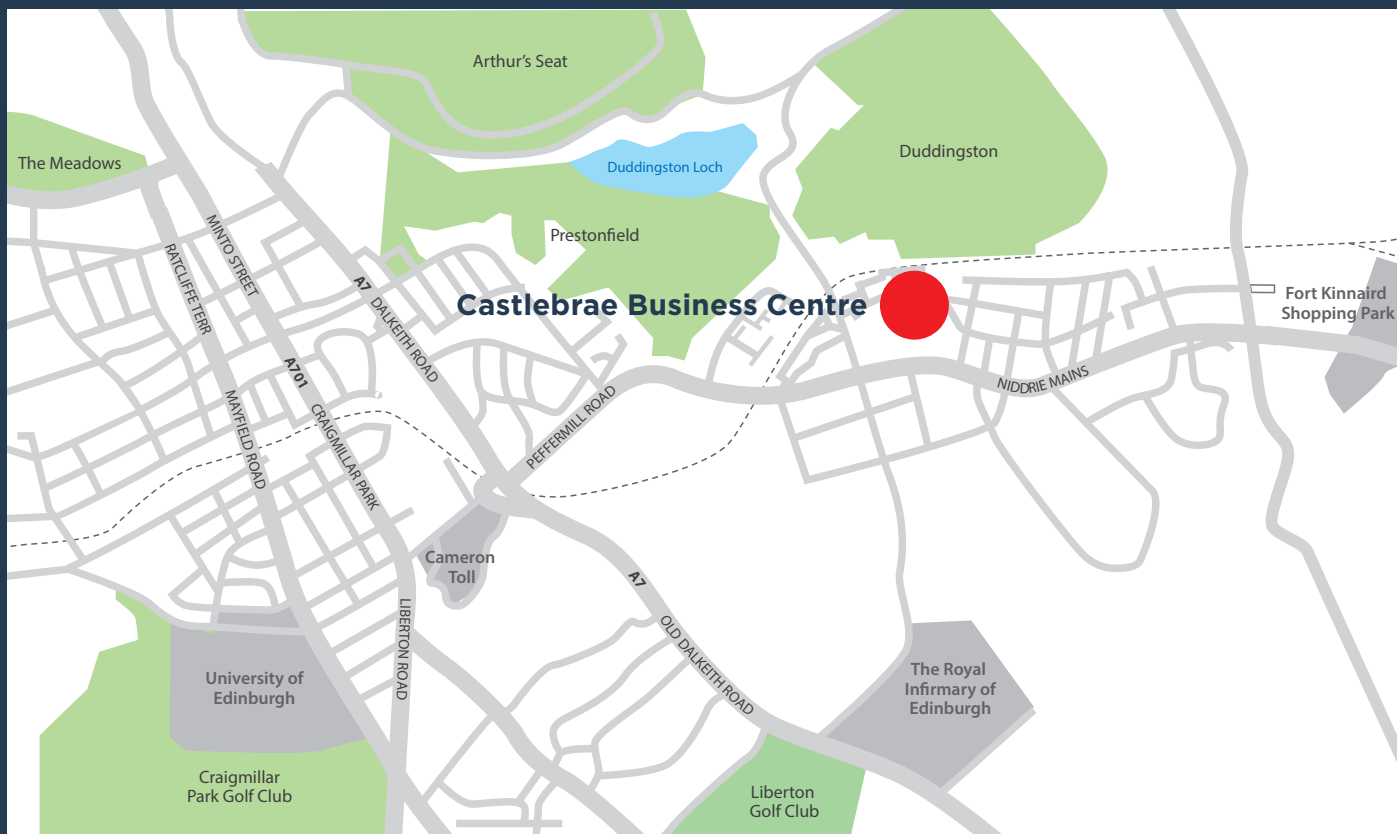
Leases at Castlebrae Business Centre are flexible and the availability therefore changes frequently. To the side we have provided an example of the typical floor areas available with plan below.

For a summary of the current availability contact the letting agents.

EXAMPLE AVAILABILITY

Unit 16	392 sq ft	36 sq m	£3,920 per annum	£327 per month
Unit 9	604 sq ft	56 sq m	£6,040 per annum	£503 per month
Unit 18	1,000 sq ft	93 sq m	£10,000 per annum	£833 per month





TERMS

For information on quoting rents and lease terms please contact the letting agent. Please note the example rentals on the Availability table are inclusive of service charge and heating within each units demise.

BUSINESS RATES

The premises will require to be re-assessed however it is likely that Tenants will be able to take advantage of 100% relief from Rates via Small Business Rates Relief. Further information available from the letting agent.

VAT

The property is not registered for VAT. VAT will therefore not apply to any rents.

ENTRY

Available immediately, subject to conclusion of legal missives.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC rating available on request.

VIEWING

Strictly by appointment with the letting agents:

Ryden LLP

7 Exchange Crescent,
Edinburgh EH3 8AN

Tel: 0131 225 6612

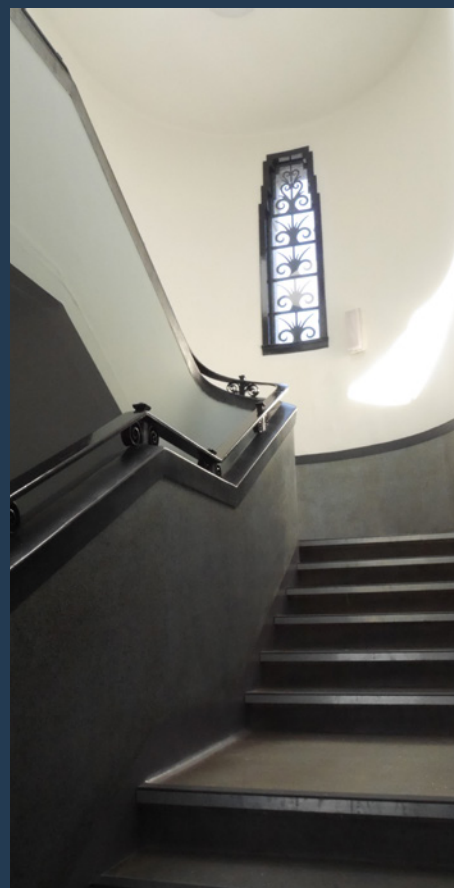
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Cre8te Opportunities Limited

Units 1-3 Castlebrae Business Centre
Peffer Place, Edinburgh, EH16 4BB

Tel: 0131 661 8888

sharron@cre8te.co.uk



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