

To Let *(Class 4 & 10)*

17F SOUTH GYLE CRESCENT; EDINBURGH, EH12 9EB
FLEXIBLE OFFICE/BUSINESS OPPORTUNITY
PRIME LOCATION OFFICE SPACE & PARKING



Location & Situation

17F South Gyle Crescent is ideally positioned within what is known as 'Edinburgh Park', widely regarded as one of Scotland's premiere business locations lying approximately 6 miles to the west of the city centre. Transport links are excellent being in close proximity to the A720 Edinburgh bypass providing access to the M8 and A8 giving direct access to Edinburgh Airport (approx. 10 mins drive) as well as the M9 and A90/M90. Public transport links are also first rate with three Train Stations close by at Edinburgh Gateway (1 mile), Edinburgh Park (1/2 mile), and Wester Hailes just over 1 mile away. Additionally, there are 3 tram halts all within a 15-minute walk away.

The immediate and surrounding locality & property types provide for a good quality business environment with a mix of industrial, office and commercial uses. Located nearby are some of the UK's leading global occupiers such as Lloyds Banking Group, HSBC Bank, Tesco Bank and Diageo.

The subject forms part of a modern pavilion style building that lies mid-way along the southern branch of South Gyle Crescent, on the southern side of the road. Surrounding property types include industrial sheds and office buildings of varying styles

Description

The subject is a self-contained office with a mix of dedicated offices and open plan area occupying the entire first floor of a two-storey contemporary style pavilion building known as 'Pentad Hub', with retailing located at ground floor level. Occupiers include Greggs and Little Lunches Ltd.

The building is of steel frame construction with block work infill and finished in composite cladding. The shop fronts on the retail units are glazed from floor to ceiling, with a modern look. Fenestration on the first floor is from continuous runs of torso height windows to all sides. Access to the subject is taken from a designated entrance lobby found at ground level to the rear or southern side of the building leading to entrance stairwell and passenger lift to first floor. Externally there are eleven exclusive car parking spaces plus 2 designated disable spaces.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the Net Internal Area (NIA) to be 456 sq.m (4,909 sq. ft); or thereby.

Internally, the accommodation comprises a mix of one large flexible bright open plan space and five separate office/meeting rooms to accommodate a variety of uses, tea preparation & WC facilities. The configuration promotes a collaborative working environment, creating a welcoming, inclusive and comfortable space for all users.



Rateable Value

The property has a current rateable value of £86,600 effective from 1st April 2023. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk.

Planning

It is understood that the premises currently benefits from a 'hybrid' Class 4 (office) and Class 10 (Non-residential Institution – Church) use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997. Applicants must wholly satisfy themselves independently as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk



Lease Terms

The unit is offered on a full repairing and insuring basis (FRI) for a term to be agreed including regular rent reviews. The Council will insure the property and the premium will be recoverable from the tenant. A tenant deposit will be required and will be payable prior to taking entry.

Services

Mains electricity and water are installed and all charges for such services will be the sole responsibility of the tenant.



Rent

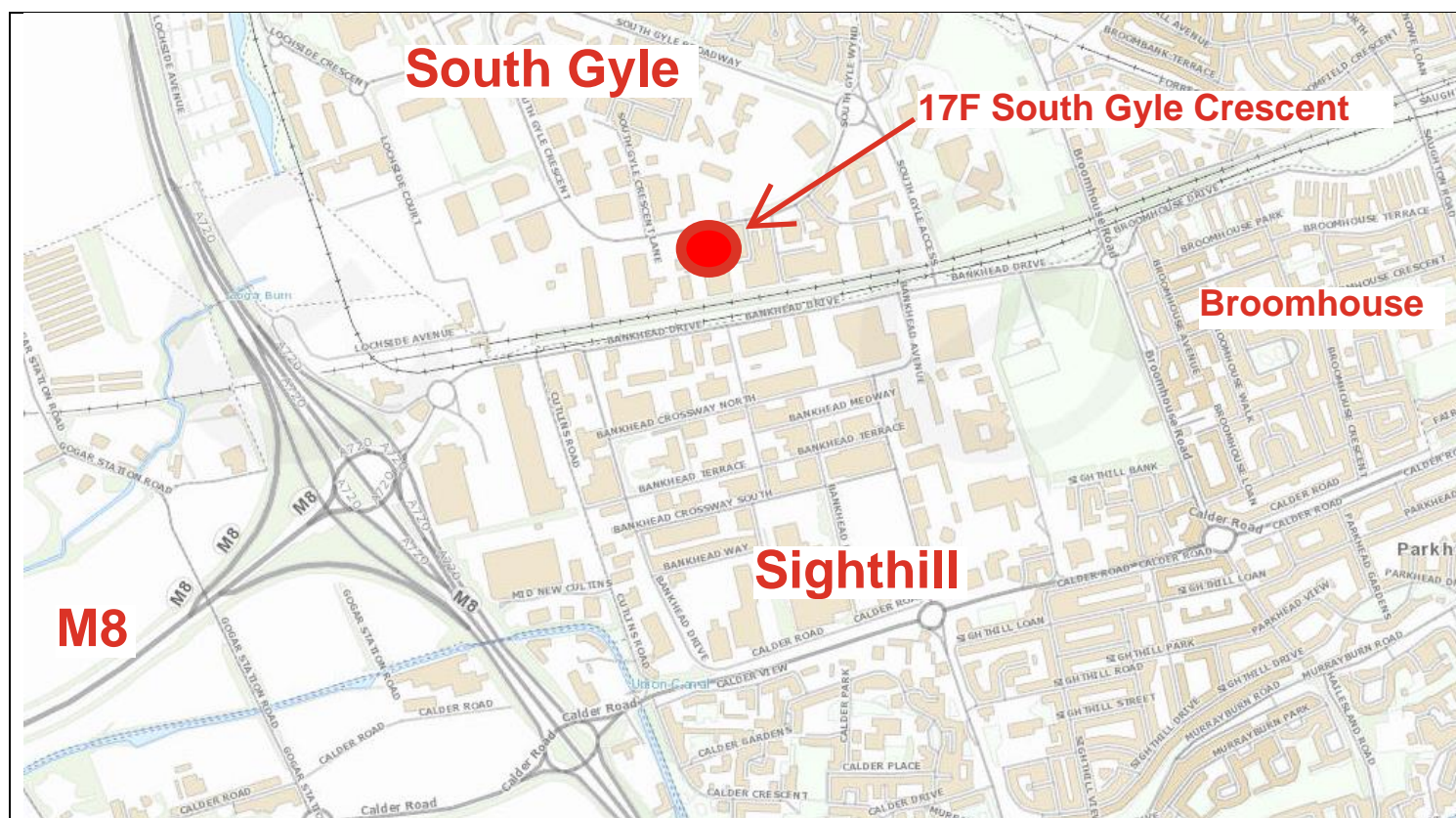
Offers in excess of **£86,000** per annum (exclusive of VAT, service charge, non-domestic rates and buildings insurance) are invited.

Energy Performance Certificate: EPC Rating Band B (Certificate available upon request)

Viewing & Contact information

The unit may be viewed by prior appointment with Neil Gordon, Investment Portfolio Officer who can be contacted via email: neil.gordon@edinburgh.gov.uk

Fees: the ingoing tenant will be responsible for the Council's reasonably incurred Legal & Surveyors fees and expenses in connection with the transaction, together with any Land and Buildings Transaction Tax and registration dues where applicable.



Details for Submitting Offers

1. Notes of interest should be registered with the Council's Surveyor using the contact details above in order that interested parties may be advised of a closing date. No offer should be submitted prior to closing date being set.
2. When a closing date is set all offers must be received by 12 noon on the closing date. **The Council will not accept late offers under any circumstances.**
3. Offers must be submitted using an **Offer to Let Form** (available on request) and sent by email to offers@edinburgh.gov.uk
The subject line of the email should state '**Closing Date Offer – 17F South Gyle Crescent**' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
4. An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date.
5. Hand delivered offers and offers by post will not be accepted
6. The Council does not bind itself to accept the highest or indeed any offer.
7. Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
8. The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.