

Ryden

TO LET

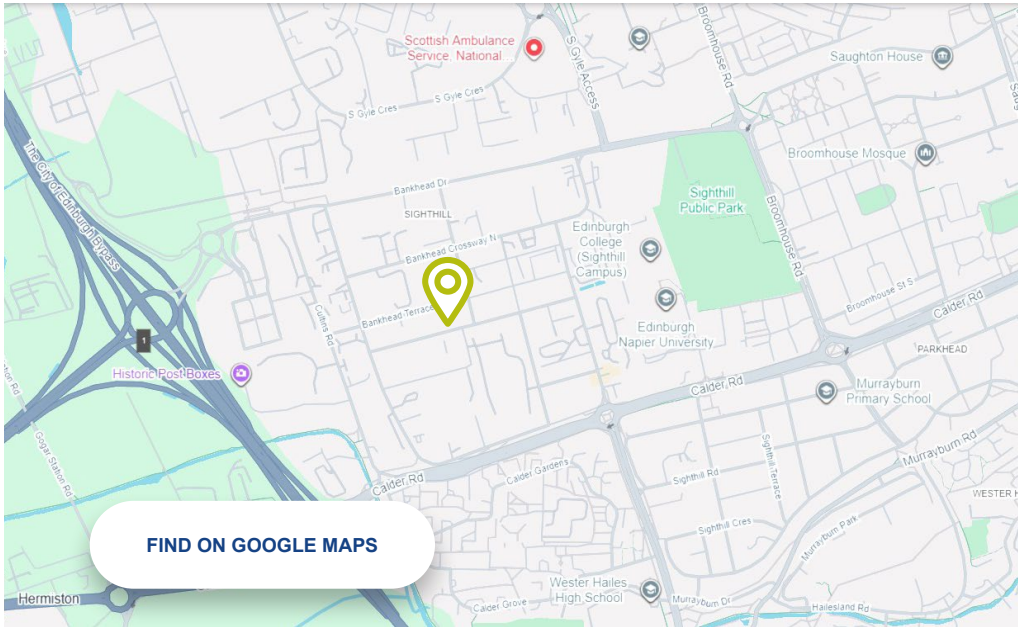
MODERN OPEN PLAN OFFICE SUITE
3,534 SQ FT (328 SQ M)



FIRST FLOOR EAST
BIRCH HOUSE
EDINBURGH
EH11 4EP

ALLOCATED CAR PARKING
TO REAR OF BUILDING
EXISTING TENANT FIT-OUT
SHOWER FACILITIES
AND WHEELCHAIR
ACCESSIBLE TOILETS

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Birch House is prominently located at the junction of Bankhead Crossway South, Bankhead Place and Bankhead Terrace within the Sighthill area of Edinburgh. Approximately 5 miles west of Edinburgh city centre, it is easily accessed from the A71. The area is well served by public transport and Bankhead tram stop, South Gyle and Edinburgh Park stations are all within easy reach.

DESCRIPTION

Birch House is an attractive modern office building located on a landscaped site.

The first floor east suite currently has existing tenant fit out which could potentially be of interest to future occupiers. The suite will be refurbished prior to occupation.

SPECIFICATION

More generally the building specification includes:

- Raised access floor
- Suspended ceiling
- Fluorescent strip lighting
- Lift access
- Shower facilities and wheelchair accessible toilets
- Allocated car parking to rear of building
- Free on street parking
- Cycle parking

ACCOMMODATION

The subjects have the following approximate areas:-

NET INTERNAL AREAS	SQ FT	SQ M
FIRST FLOOR EAST	3,534	328

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The First Floor East Rateable Value is £53,300 from 1st April 2026.

Further information www.saa.gov.uk

TERMS

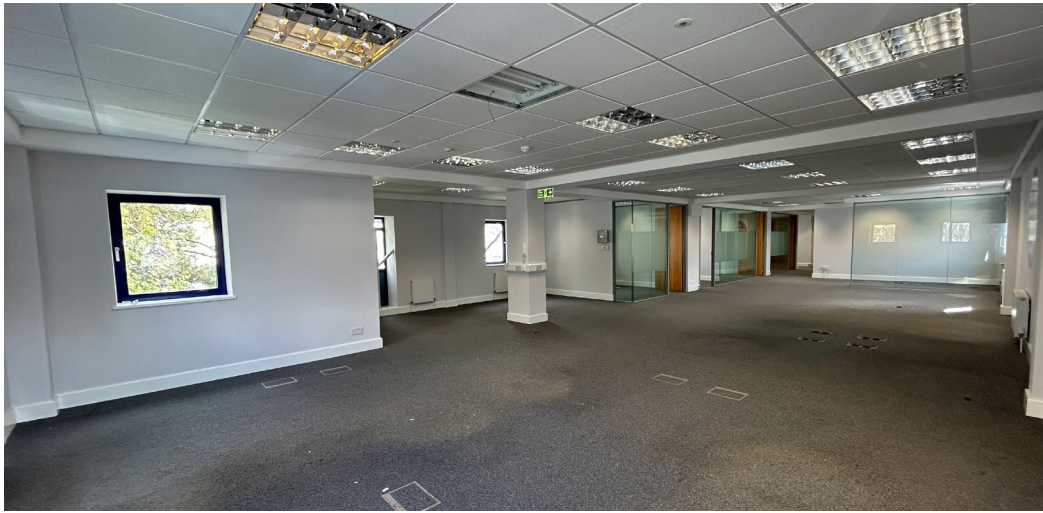
The suite is available on new lease terms for a period to be agreed. Further information is available from the sole agent.

EPC

EPC rating is C.







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GET IN TOUCH

Please get in touch with our letting agents for more details.

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