



Unit 37B – 1,134 sqft

Suitable for office, studio or light workshop

- Competitive lease terms to suit your needs
- Prime location with great transport links
- EV Charge Points
- Lift Access, kitchen and shower facilities
- Free On-Site Parking
- Tenant Gym with group & personal training
- Tenant Garden with sit out area
- Superfast Broadband (independent arrangement)
- A vibrant community of like-minded entrepreneurs and business owners
- On site support and business advice to help you grow and succeed

Description

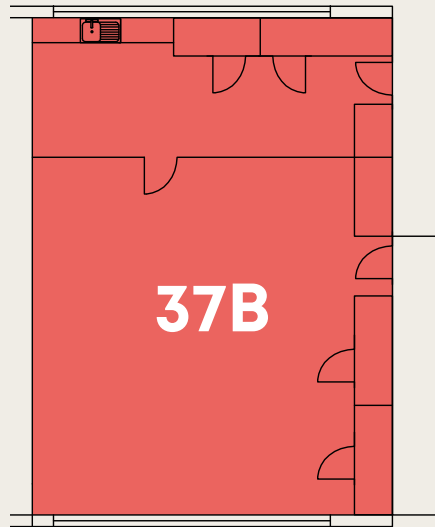
1,134 sqft

Unit 37B is a Ground Floor space that sits in a block of 3 units just off the main building.

The unit looks onto the car park with floor to ceiling windows running the length of the front. There is a lunch room to the rear of the unit with a kitchen and windows to the back. The unit also has x2 WC's for personal use.

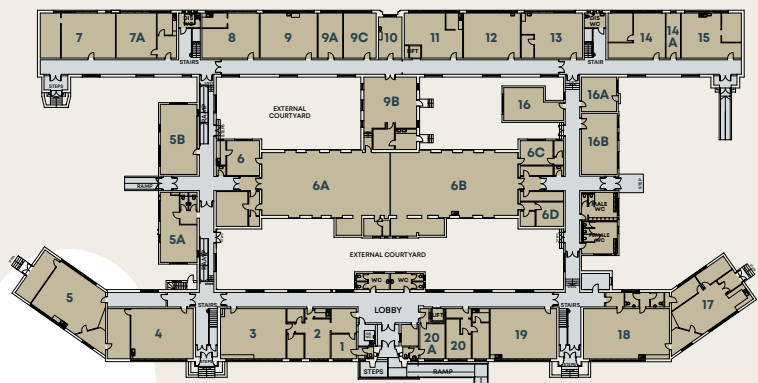
The space would comfortably accommodate around 12 people and is ideal as an office, studio or light workshop.

You will also have access to a key pad operated mail room for other postal deliveries.

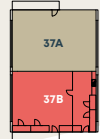


PLEASE NOTE:

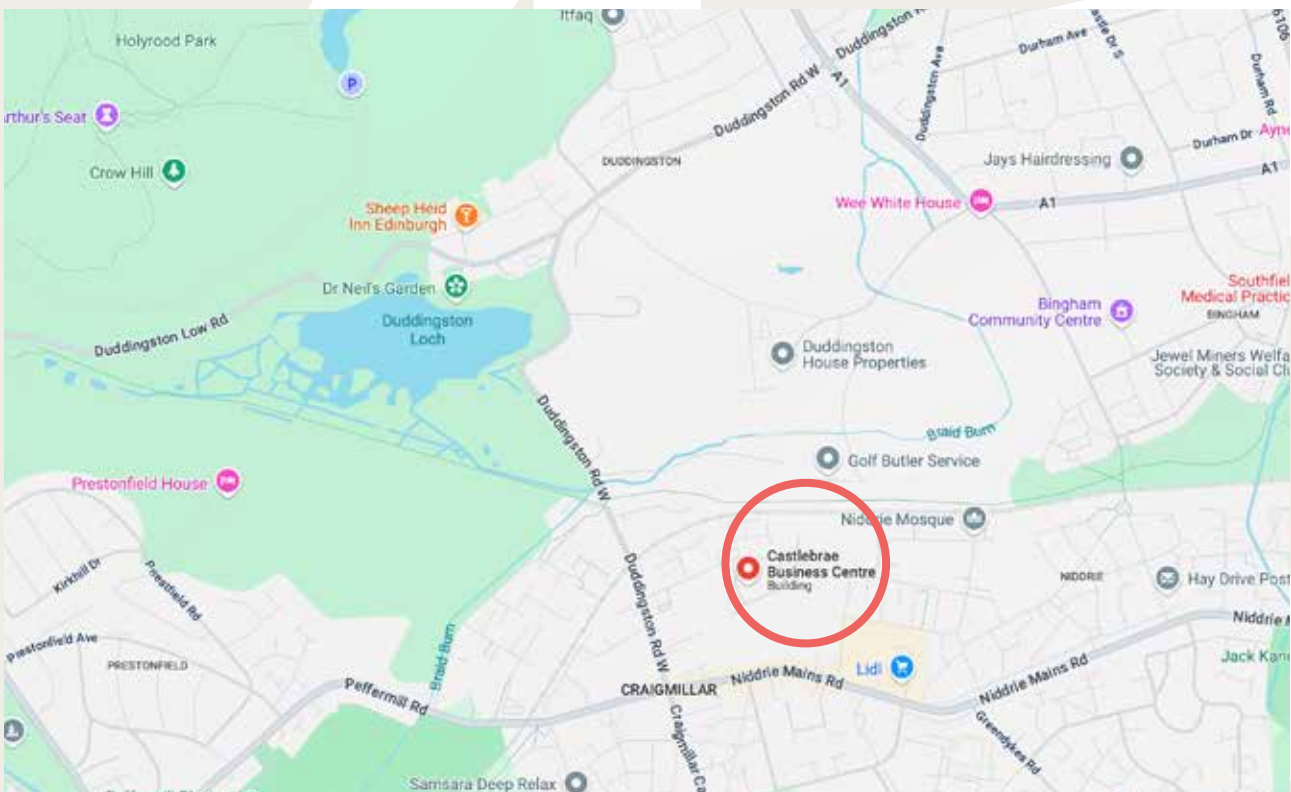
This floorplan is indicative only. We highly recommend visiting to see this great space.



GROUND FLOOR



Location



The Details

Location

Castlebrae Business Centre is ideally situated just 2.5 miles southeast of Edinburgh's City Centre, nestled between the scenic areas of Arthur's Seat, Duddingston, and Craigmillar. This prime location offers quick and convenient access to the Edinburgh City Bypass and major arterial roads, ensuring seamless connectivity in and out of the city.

For cyclists, the Innocent Railway Tunnel, part of the National Cycle Network Route 1, is just a 10-minute ride away. Additionally, the area is well-served by public transport, making it easy for employees and visitors to commute.

The property is also 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 modern work spaces, offices or studios and suitable for a variety of uses

The property provides bright and attractive accommodation which benefits from the following;

- Double glazed windows
- Gas central heating
- Superfast broadband available by independent arrangement
- Lift access to all floors
- Kitchen / tea-prep facilities
- Board Room and Break Out Rooms available to rent

Car Parking

Use of the large, free car park.

Terms

For information on quoting rents and lease terms please contact us.

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 Create office.

Entry

Available immediately, subject to conclusion of legal missives.

Energy Performance Certificate (EPC)

EPC rating available on request.

BOOK A VIEWING



Contact us and we'll be happy to show you the site and units.

Create – 0131 661 8888

lynn@createbusinessproperties.com

Alternatively, you can book to view with our letting agents, Ryden

Ryden – 0131 225 6612

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ben.dobson@ryden.co.uk

Create³

createbusinessproperties.com

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