

# Ryden

## TO LET

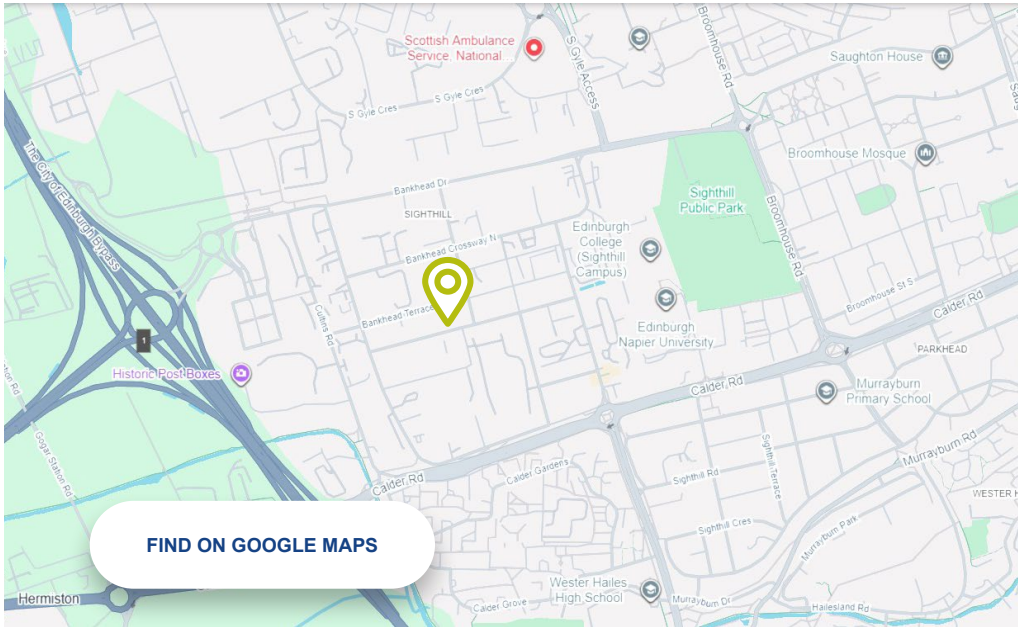
**MODERN OPEN PLAN OFFICE SUITE  
1,154 SQ FT (107 SQ M)**



**FIRST FLOOR WEST  
BIRCH HOUSE  
EDINBURGH  
EH11 4EP**

**NEWLY REFURBISHED  
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 west suite currently has existing tenant fit out which could potentially be of interest to future occupiers. The suite is newly refurbished.

## 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
<b>FIRST FLOOR EAST</b>	1,154	107

## 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 £17,500 from 1st April 2026.

Further information [www.saa.gov.uk](http://www.saa.gov.uk)

## TERMS

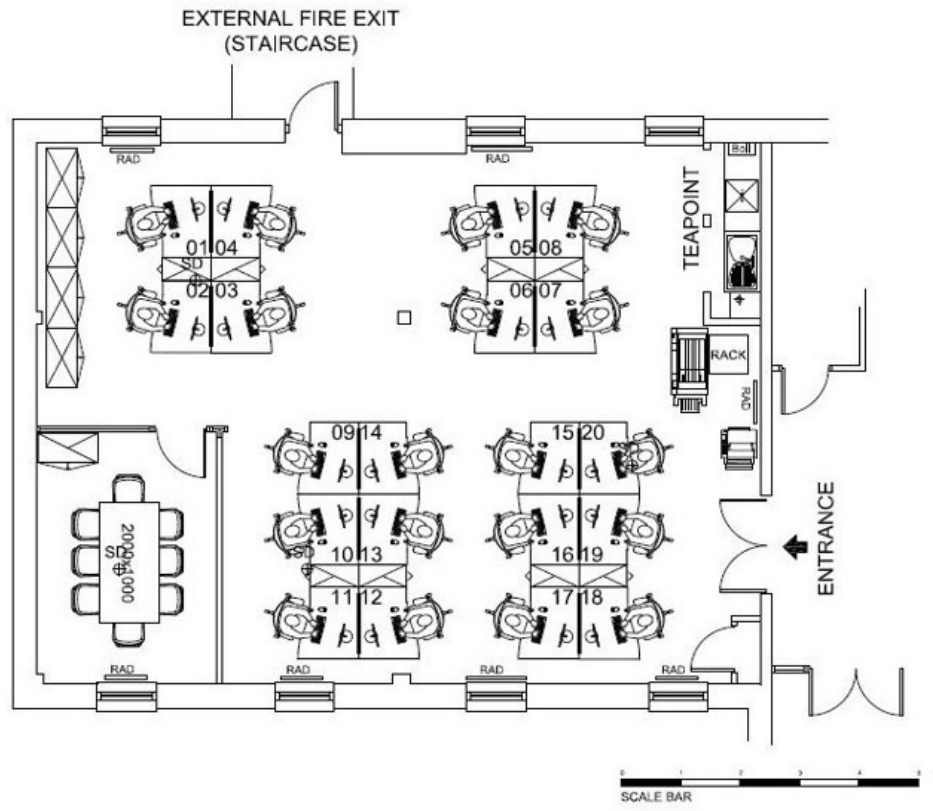
The suite is available on new lease terms for a period to be agreed. Further information is available from the sole agent.

## EPC

EPC rating is B.







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**PLAN OFFICE**  
**SUITE**  
**1,154 SQ FT**  
**(107 SQ M)**



**FIRST FLOOR WEST**  
**BIRCH HOUSE**  
**EDINBURGH**  
**EH11 4EP**

# GET IN TOUCH

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

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