

TO LET
WORKSHOP



**Unit 2, Corslet Place,
Currie, EH14 5LS**

- Workshop extending 53.7 sqm (578 sq.ft.)
- Suitable for a variety of uses
- Located within Currie, approximately 6-miles from the city centre
- Rental offers of £6,250 per annum (exclusive of VAT) are invited

LOCATION

Currie is one of Edinburgh's most desirable residential suburbs, enjoying an enviable setting approximately six miles southwest of the City Centre. Combining the charm of a traditional village with the convenience of excellent transport connections, the area offers excellent connectivity with easy access to the Edinburgh City Bypass, the M8 and M9 motorway networks. Edinburgh Airport is a short drive to the north as is Heriot Watt University and Hermiston Gait retail Park where numerous national retailers such as Tesco, B&Q, Wren Kitchens, Aldi and Decathlon are located.

More specifically, the properties are located on Corslet Place / Bryce Road to the north of the village close its junction with Riccarton Mains Road. The property is well served by public transport links with regular buses (32, 44 and 45) connecting Currie to Edinburgh Centre. Neighbouring the properties are private residential family dwellings.

The approximate location is highlighted on the map.



DESCRIPTION

The property comprises a single workshop forming part of a terrace of four similar units. Unit 2 benefits from its own dedicated access via an **electric** roller shutter door, providing practical and secure entry for occupiers.

Internally, the unit provides a solid concrete floor and open-plan workshop accommodation suitable for a range of storage, light industrial, trade counter or ancillary business uses. The unit is individually metered and includes a small WC facility **and office** positioned to the rear.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Floor	Sq.m.	Sq.Ft.
Unit 2	53.7	578

RATEABLE VALUE

According to the Scottish Assessors Association Website, we note that the subjects have a rateable value effective from April 2026 of £4,700 per annum. Therefore any tenant should qualify for a 100% small business relief.

Additional information on the rates can be obtained directly from the Scottish Assessors website www.saa.gov.uk

RENT

We are seeking offers of £6,250 per annum.

LEASE TERMS

The subjects are offered on a **new** full repairing and insuring basis for a term to be agreed

EPC

Available upon request.

LEGALS + VAT

Each party has to bear their own legal costs. The tenant will be liable for any registration dues and any VAT payable in this transaction.

To arrange a viewing please contact:



CORANN HENDERSON
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ROSS CHINNERY
Director

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date Published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.