



**ALLIED
SURVEYORS
SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

Office Suite 1 (2F), 44 Biggar Road, Edinburgh, EH10 7BJ

- ✔ Self-contained office unit
- ✔ Situated on the second floor of a modern mixed-use building
- ✔ Qualifies for 100% rates relief
- ✔ Benefits from immediate access to A720 Edinburgh City Bypass
- ✔ Approximate Net Internal Area of 33 sq m (355 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subject property is situated on the west side of Biggar Road (A702), within the Fairmilehead area in the southern suburbs of Edinburgh.

Biggar Road forms a principal arterial route linking the south-west of Edinburgh with the city centre and the Edinburgh City Bypass (A720), providing excellent regional and national road connectivity.

The immediate surrounding area is characterised by a mix of residential and commercial uses. In the same building, occupiers include Craigdon Mountain Sports (Pentland Outdoor Centre), Sainsbury's Local, Argos (Click & Collect), Cobbs Café, and a range of health and wellness services. The property is also in close proximity to the Pentland Hills Regional Park.

DESCRIPTION

The premises comprise a self-contained office suite located on the second floor of a mixed-use, four-storey modern commercial building. Access to the upper floors is provided via both a lift and a staircase.

The second floor accommodates a total of four office suites, including the subject unit. Occupiers benefit from a shared lobby area, communal male, female, and disabled WC facilities, and access to a roof terrace.

The suite itself is fitted with carpet flooring, LED lighting, and a sink.

On-site car parking is available.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

33 sq m (355 sq ft)

RENT

Our client is seeking rental offers over £9,000 per annum.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,100 effective 1st April 2026. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.481 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is C.

The EPC report can be made available on request.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

ENTRY

Upon completion of a formal missive under Scots Law.

VIEWING AND FURTHER INFORMATION

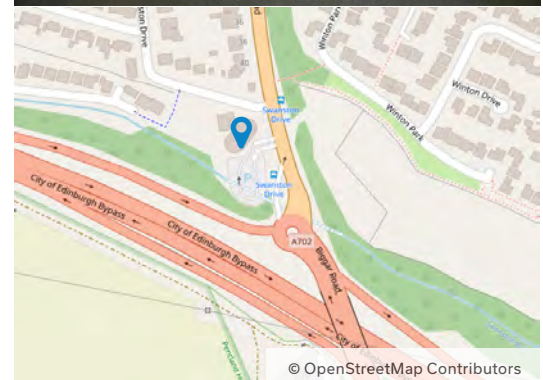
By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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