

Ryden

TO LET

OFFICES TO LET

157 - 353 SQ M (1,693 - 3,803 SQ FT)



**23 & 23/1
SILVERMILLS COURT
EDINBURGH
EH3 5DG**

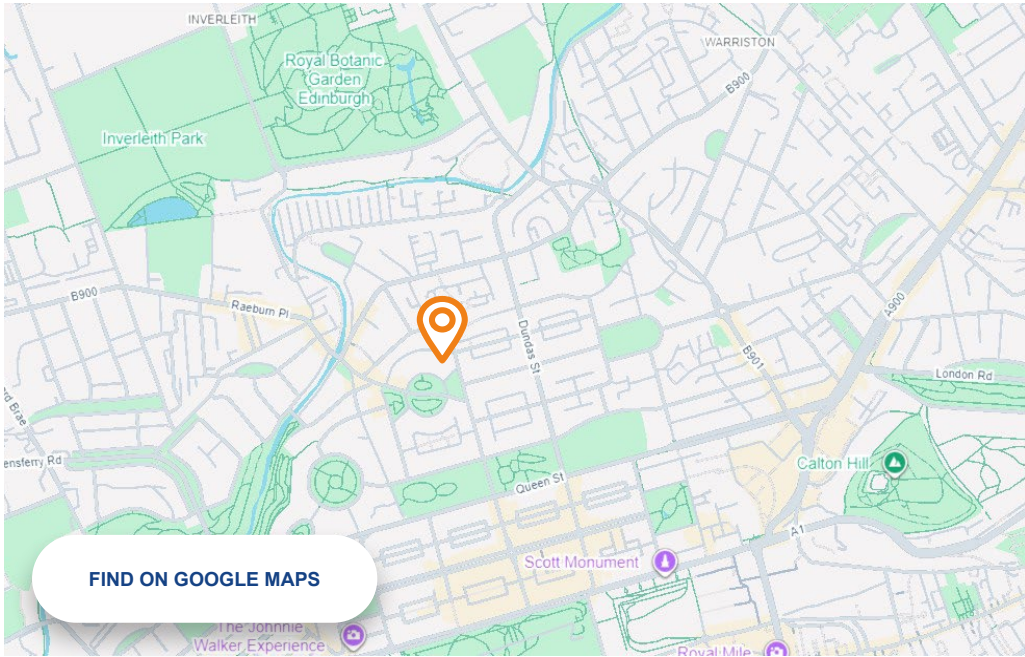
**OPEN-PLAN GROUND
FLOOR AND FIRST
FLOOR OFFICES**

**AVAILABLE FLOOR
BY FLOOR**

SELF-CONTAINED

PARKING AVAILABLE

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LOCATION

Silvermills Court is a quiet courtyard office development set in the New Town area of Edinburgh city centre. Located off Henderson Row, the property is easily accessible by car from Dundas Street and is a short walk to Edinburgh's core city centre and Waverley Train Station. The area is also well serviced by numerous bus routes providing easy access across the city.

Set between Cannonmills and Stockbridge, Silvermills is well served by an excellent array of local amenities from bars, restaurants and cafes to gyms, hairdressers and boutiques. Office occupiers located in the area include Buccleuch Property, Blackrock, Trainline and Zonal Retail Data Systems.

DESCRIPTION

Silvermills Court forms an attractive landscaped courtyard development offering good quality, bright and airy open-plan office accommodation. Specification is as follows:

- Raised Access Floors
- Gas Fired Central Heating
- Modern Tea Prep Area
- Intruder Alarm
- Dedicated WCs
- Car Parking Available
- Large Meeting Room
- Furniture Available

ACCOMMODATION

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	157	1,693
1ST FLOOR	145	1,556
1ST FLOOR MEZZANINE	51	554
TOTAL	353	3,803

The ground floor and first floor accommodation could be let to a single occupier seeking up to 3,803 sq ft.

LEASE TERMS

The property is available to let by way of a new full repairing and insuring lease on flexible terms to be agreed.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of 'B'.

RATING

Proposed Rateable Values from 1st April 2026:

DESCRIPTION	RV	RATES PAYABLE
GROUND FLOOR	£27,200	£13,546
1ST FLOOR	£33,300	£16,583
TOTAL	£60,500	£30,129



ENTRY

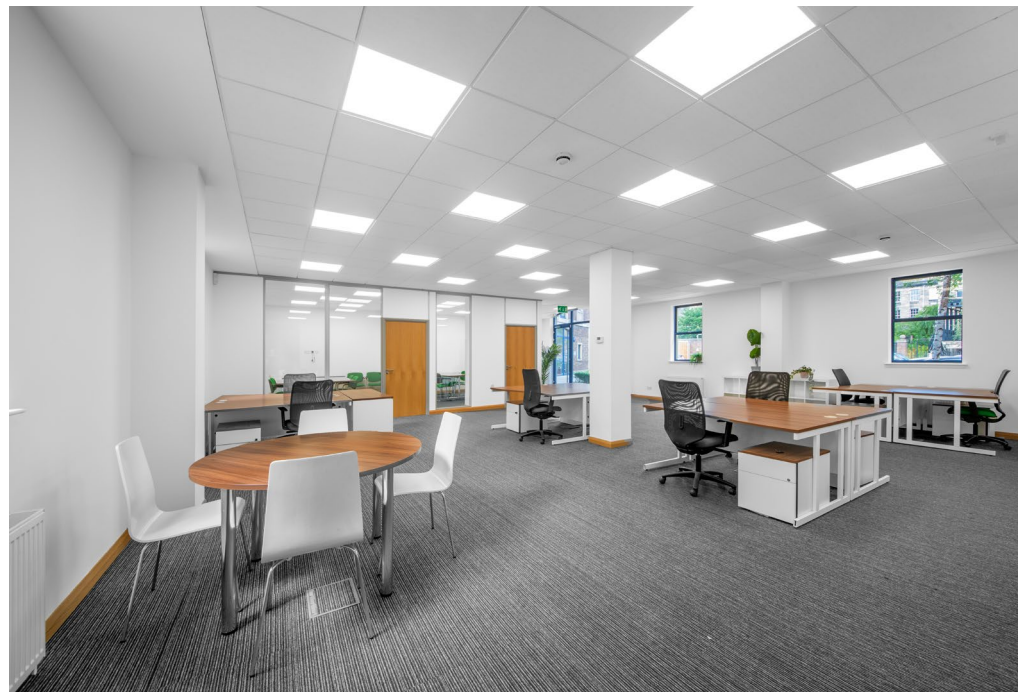
Immediate entry is available on conclusion of legal missives.

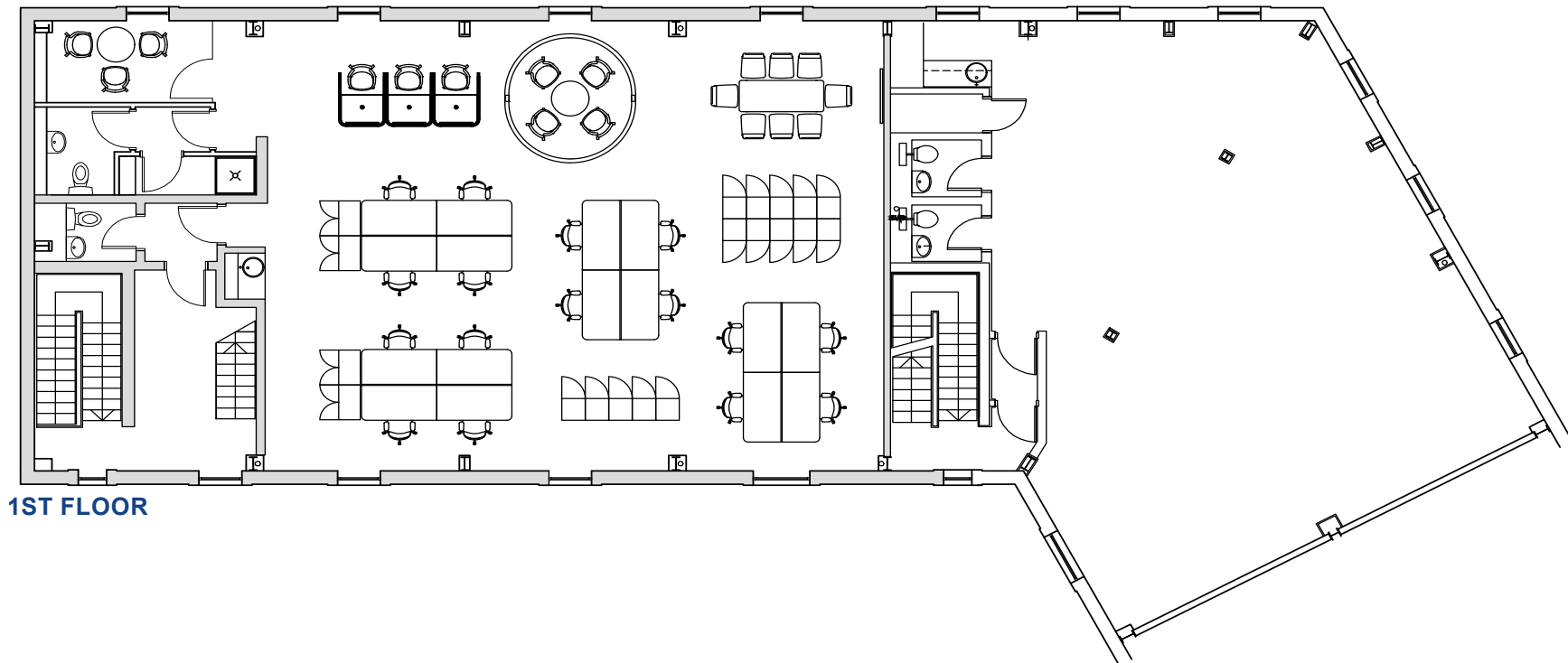
VAT

All terms are quoted exclusive of VAT, which is payable at the prevailing rate.

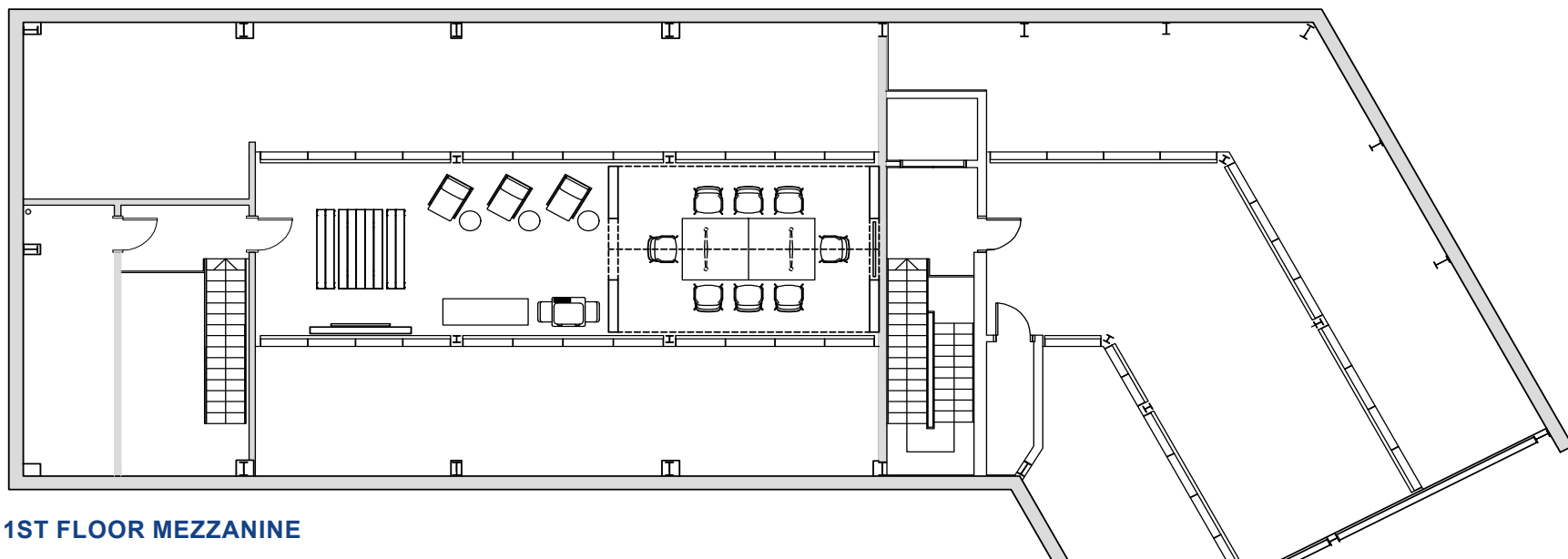
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. The incoming tenant will also be responsible for LBTT, registration fees and VAT.





1ST FLOOR



1ST FLOOR MEZZANINE

*Ground Floor plans available on request

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GET IN TOUCH

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

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **March 2026**

