



Unit 29 – 603 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

603 sqft

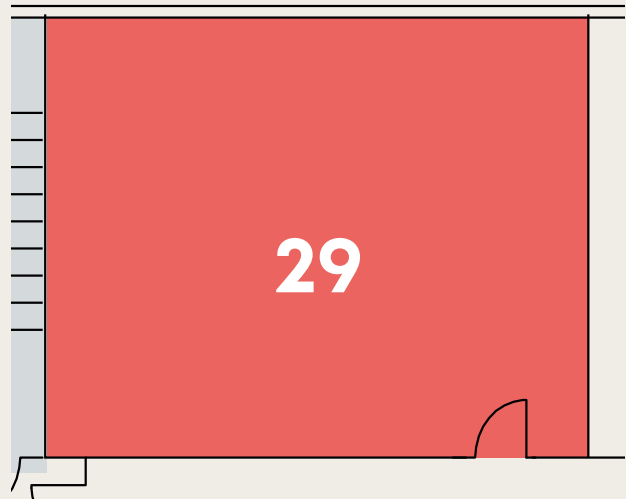
Located on the first floor of our iconic Art Deco business centre, Unit 29 is a bright, characterful workspace that combines period charm with practical modern business accommodation.

Positioned at the rear of the building with a south-facing aspect, the unit is flooded with natural light throughout the day and maintains some of the original Art Deco features.

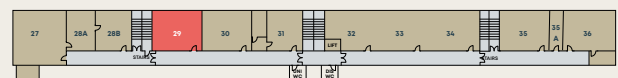
Previously occupied as a photographic studio, the flexible open-plan layout lends itself perfectly to a wide range of uses, including offices, creative studios, design spaces, workshops or light production. With ample room for 6–8 people, the space can easily adapt as your business grows.

The first floor is accessible via both stairs and lift, ensuring easy access for staff and visitors alike. Tenants also benefit from access to a shared kitchen and bathroom facilities, while a secure keypad-operated mail room on the ground floor provides a convenient solution for post and deliveries.

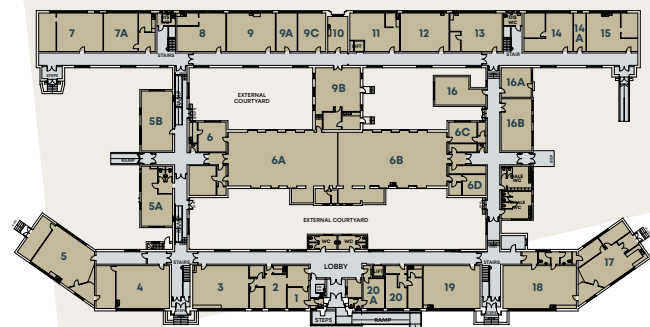
Floorplan



Building Plan



UPPER FLOOR



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.

Available for immediate entry

Rent	£10.00 per sqft
Service Charge	Released on application

Other charges apply.

BOOK A VIEWING



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

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Create³

createbusinessproperties.com

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