

TO LET

Unit 37A – 1,216 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 business community
- On-site support and business advice

Create³

PLEASE NOTE: THESE IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY.



Description

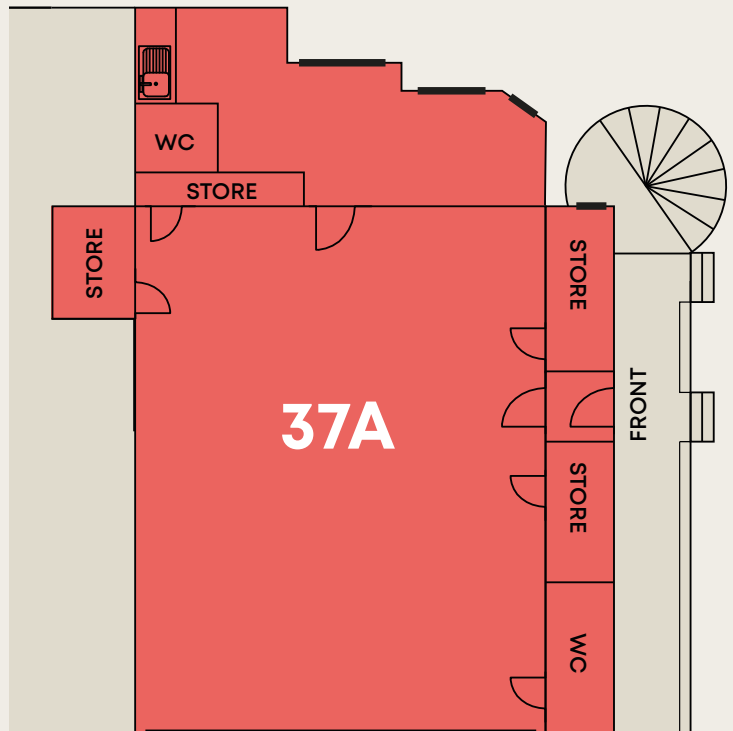
Located just off the main building in a small block of three, Unit 37A is a bright and versatile ground floor space that offers excellent functionality and natural light.

Key Features:

- Floor-to-ceiling windows along the front, overlooking the car park
- Spacious breakout area to the rear with kitchen facilities and rear-facing windows
- Two private WCs
- Comfortably accommodates up to 12 people - ideal for an office, creative studio, or light workshop
- Secure access to a keypad-operated mailroom for receiving postal deliveries

Whether you're looking to establish a new base for your business or expand your creative workspace, Unit 37A offers a professional environment with flexibility and convenience.

Floorplan



PLEASE NOTE: This floorplan is indicative only. We highly recommend visiting to see this great space.

Siteplan



The Details

Castlebrae Business Centre

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.

Find our exact location

What Three Words:

<https://what3words.com/unique.venues.limes>



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	£12.00 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.

Create – 0131 661 8888
info@creatbusinessproperties.com

