



Unit 12 – 604 sqft

Suitable for office, studio or light workshop

- Competitive lease terms to suit your needs
- Located 15 minutes for Edinburgh city centre with great transport links
- EV Charge Points
- Access to shared kitchen and shower facilities
- Free On-Site Parking
- Tenant Gym with group & personal training
- Tenant Garden with BBQ and dining area
- Secure Bike Shelter
- A vibrant community of like-minded entrepreneurs and business owners
- On site support and business advice
- Tenant events throughout the year

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Please Note: These images are for illustrative purposes only.

Description

Unit 12 - 604 sqft

Unit 12 is a bright, open plan Ground Floor work space that faces South. It has a large window running the width of the room and access to a shared small kitchen area just down the corridor.

There is a public WC just to the left of the unit, with a further three nearby.

The space would comfortably accommodate around 4 people and is ideal as an office, studio or light workshop. If you have bulk deliveries, there is an access door from the outside just to the left of the unit.

You will also have access to a key pad operated mail room for other postal deliveries.

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.

The Business Centre

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

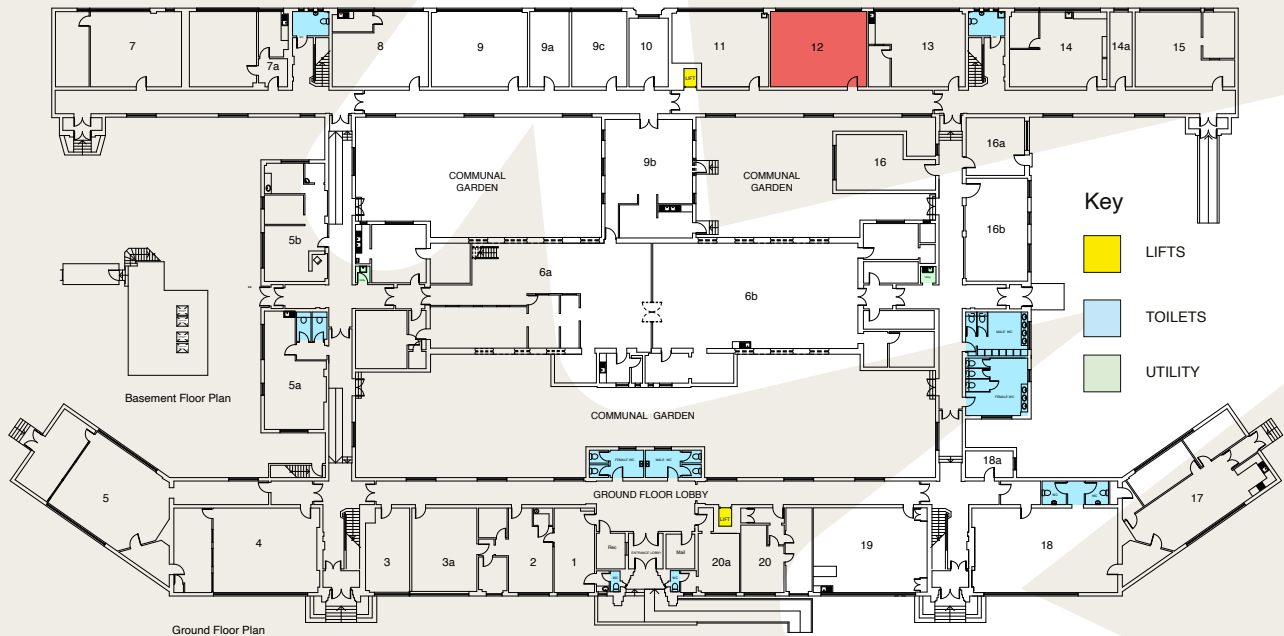
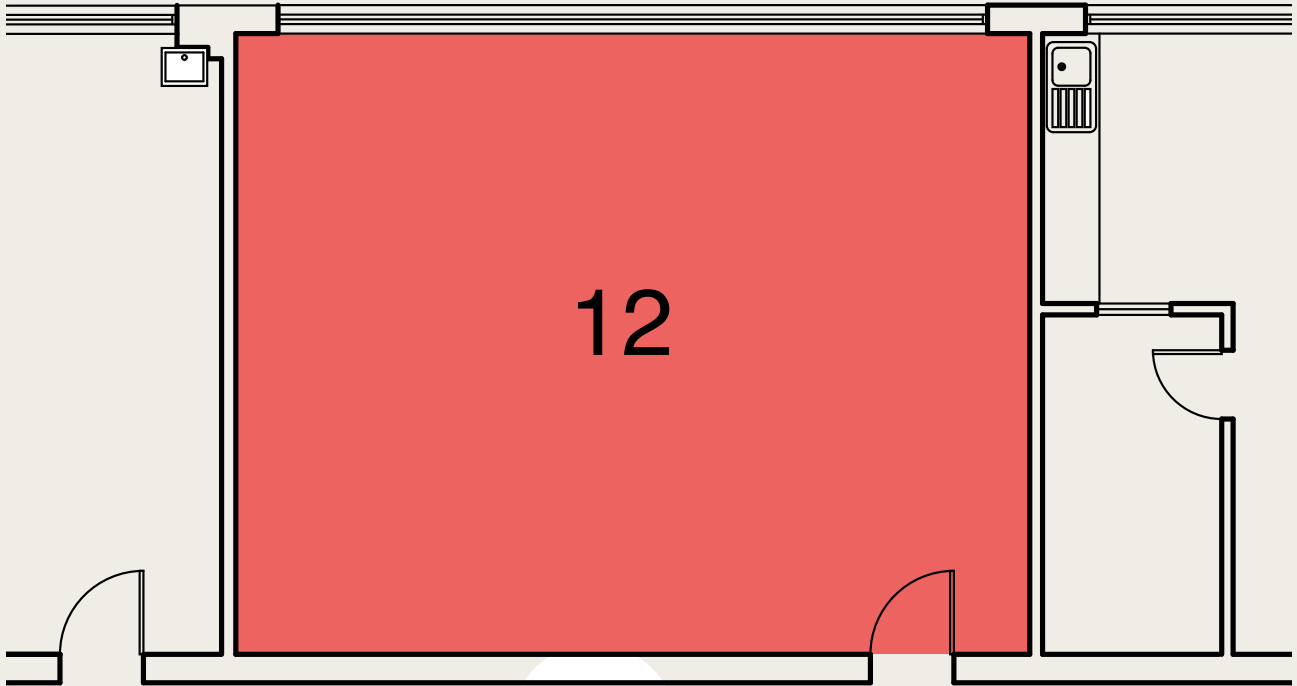


Contact us and we'll be happy to show you the site and units.

Create – 0131 661 8888

info@createbusinessproperties.com

Floorplan and Building Plan



Location and EPC



Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

Castlebrae Business Centre, Peffer Place, Edinburgh EH16 4BB

Date of assessment:	16 August 2025	Reference Number:	0982-1266-8335-8620-6020
Date of certificate:	12 September 2025	Building type:	Office/Workshop
Total conditioned area:	4725.07m ²	Assessment Software:	EPCgen, v6.1.e.0
Primary energy indicator:	231 kWh/m ² /yr	Approved Organisation:	Quidos

Building Energy Performance Rating

Excellent

A+ Net Zero Carbon or better

(0-15) **A**

(16-30) **B**

(31-45) **C**

(46-60) **D**

(61-80) **E**

(81-100) **F**

(100+) **G**

Very Poor

Current **37** Potential **37**

Approximate Energy Use: 190 kWh per m² per year
 Approximate Carbon Dioxide Emissions: 36.84 kgCO₂ per m² per year

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