

TO LET
LAST REMAINING OFFICE SUITE



**40 Craiglockhart Avenue,
Edinburgh, EH14 1LT**

- 2nd Floor Office suite extending 65.49 sq m (705 sq ft)
- Located within the Craiglockhart district of Edinburgh
- Quoting rent of £14,500 + VAT
- Immediate entry available
- Scenic canal side setting
- Qualifies for 100% small business bonus relief

LOCATION

The subjects are situated on the east side of Craiglockhart Avenue, within the established residential district of Craiglockhart, approximately 3 miles south-west of Edinburgh city centre. The surrounding area is predominantly residential in character, benefiting from excellent connectivity to the wider city. Slateford Road and Colinton Road provide direct road links to the city centre and the City Bypass (A720), which in turn connects to the M8, M9 and M90 motorway networks. Regular bus services operate along Colinton Road and Slateford Road, while Slateford Railway Station lies within close proximity, offering connections to both Edinburgh Waverley and Glasgow Queen Street.

The area also benefits from nearby recreational and educational amenities, including Napier University's Craiglockhart Campus, Meggetland Sports Complex, and the Union Canal walkway and cycle routes. This attractive suburban setting makes Craiglockhart a desirable and well-connected office location out with the city centre.



DESCRIPTION

The subjects comprise a modern two-storey detached office pavilion held under a pitched roof overlaid in profiled tiles. Principal access is taken from the front elevation via a glazed entrance doorway, with a secure entry system in place. The office suite which is located on the second floor benefits from two designated car parking spaces immediately behind to the building, with marked bays and turning space for staff and visitors.

Internally, the accommodation provides open-plan office space, suspended ceilings with integrated modern lighting, perimeter trunking, and carpeted floor finishes. Heating is provided by a gas-fired central heating system via wall-mounted radiators. Ancillary facilities include a fitted kitchen/tea preparation area, male and female WCs, and storage provision. The space benefits from excellent levels of natural daylight through numerous windows and has access to a private balcony overlooking the Union Canal.

ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:-

Floor	Sq M	Sq Ft
Second	65.49	705
Total	65.49	705





To arrange a viewing please contact:



CORANN HENDERSON
Graduate Surveyor
corann.henderson@g-s.co.uk
07776 844 275



ROSS WILSON
Partner
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07803 896 939

RATEABLE VALUE

According to the Scottish Assessors Association, we note that the subjects have a rateable value of £10,900. Any prospective tenant could benefit from 100% Business Rates Relief under the Small Business Bonus Scheme.

LEASE TERMS

The property is available to lease on new Full Repairing and Insuring (FRI) terms, for a period to be agreed. The quoting rent for the second floor is £14,500 per annum (exclusive of VAT).

EPC

Available upon request.

LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

VAT

VAT will be charged at the prevailing rate.

SERVICE CHARGE

The latest service charge estimation is available from the letting agents.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.