

# Ryden

TO LET

SELF-CONTAINED MODERN OFFICE WITH  
SECURE PARKING  
174 SQ M (1,875 SQ FT)

PRELIMINARY  
DETAILS

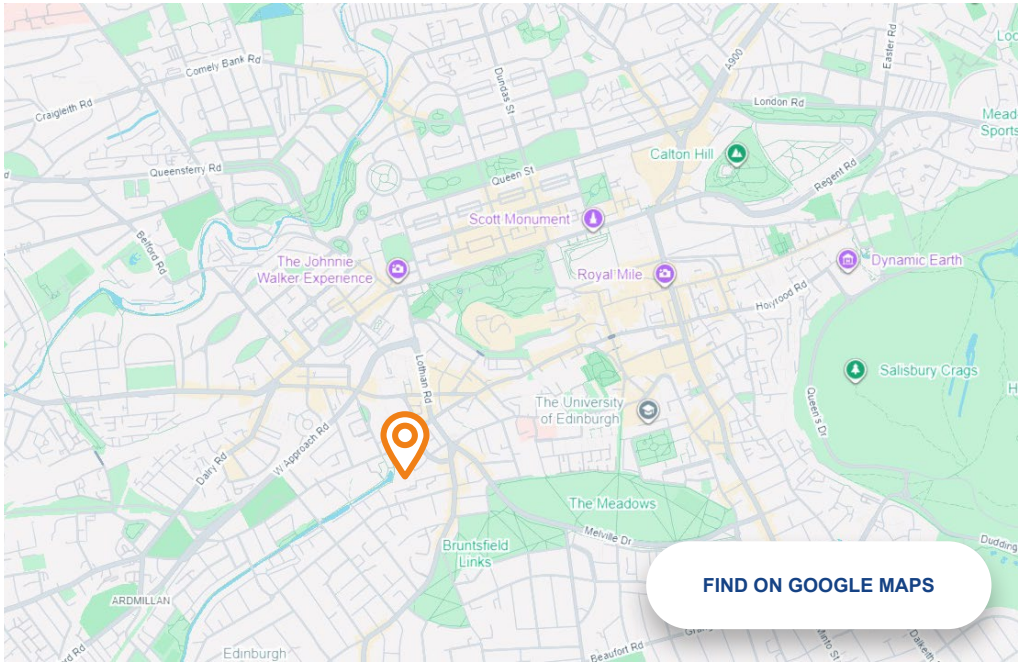


19 WEST  
TOLLCROSS  
EDINBURGH  
EH3 9QN

AVAILABLE FROM  
JULY 2026

SELF-CONTAINED  
WC AND SHOWER  
FACILITIES

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## LOCATION

The subjects are prominently situated at the corner junction of West Tollcross and Lochrin Place in the vibrant Tollcross area of Edinburgh. This prime location offers high visibility with extensive glass frontage and is conveniently positioned for both city centre access and local amenities.

The surrounding area is well-served by a diverse range of local amenities including a nearby Sainsbury's Local, Co-Op Food store and an expansive food and drink offer in the local area.

The property benefits from exceptional connectivity with Tollcross being one of the main thoroughfares in the city centre, offering easy access by bus including direct links to Haymarket and Waverley railway stations.

## DESCRIPTION

The property offers modern office accommodation arranged over ground and basement floors with access to secure garaged car parking with 4 spaces available. The ground floor comprises a generous reception / entrance area leading into an open-plan office with access to a WC / shower room. The basement floor comprises a generous hallway leading into an open-plan office benefiting from light via a feature glass floor section from ground floor level. Furthermore there is a staffroom with kitchen / tea-prep facilities, further meeting space and an additional WC. The basement also offers direct access to the car secure car parking spaces. Heating is by way of gas fired central heating.

## ACCOMMODATION

The property offers a total of 1,875 sq ft of accommodation on a Net Internal Basis, arranged over basement (1,069 sq ft) and ground floor (806 sq ft). 4 dedicated car parking spaces are also available in the secure basement garage car park which forms part of the overall development.

## USE

The property is considered suitable for Class 2 or Class 4 office use.

## BUSINESS RATES

The property has a Rateable Value from 1st April 2026 of £17,400 which results in a rates liability (2026/27) of £8,369.40. Up to 25% relief is potentially available via the Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC "C" rating. A copy is available on request.

## LEASE TERMS

The office is available on a Full Repairing and Insuring basis on flexible terms at a rent of £22,500 per annum. Car parking spaces are available at a rent of £1,500 per space per annum.

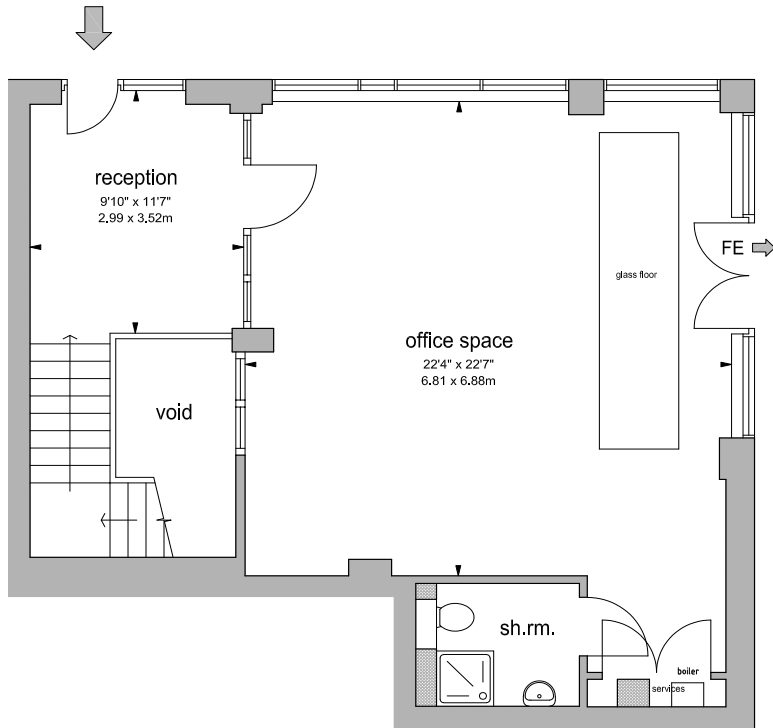
## VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

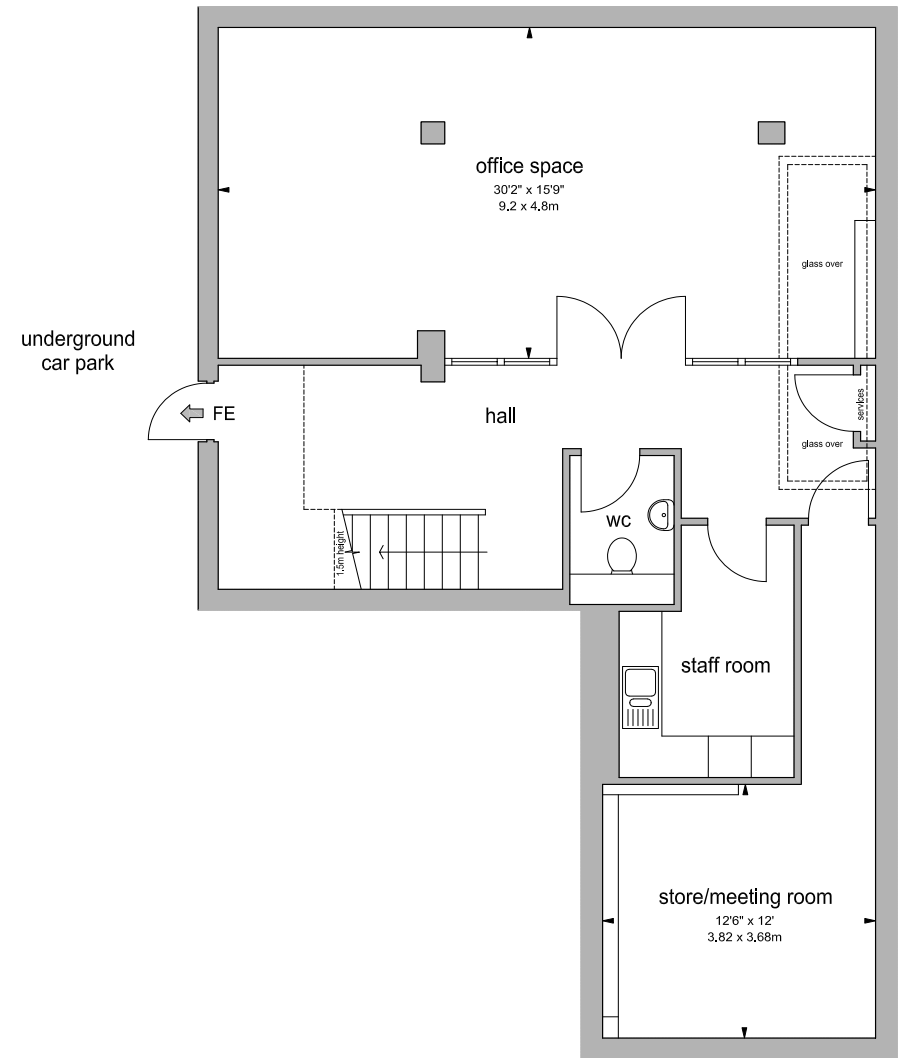
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred during this transaction. In the normal manner, the ingoing tenant will be responsible for any LBTT, registration dues and VAT thereon.





ground floor plan 1:50 @A1



basement level 1:50 @A1

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PARKING**

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(1,875 SQ FT)**



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TOLLCROSS  
EDINBURGH  
EH3 9QN**

# GET IN TOUCH

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

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# Ryden

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