

# Ryden

## TO LET

### PROMINENT OFFICE WITH LARGE CAR PARK

295 SQ M (3,177 SQ FT)



62A WEST HARBOUR  
ROAD  
GRANTON  
EDINBURGH  
EH5 1PW

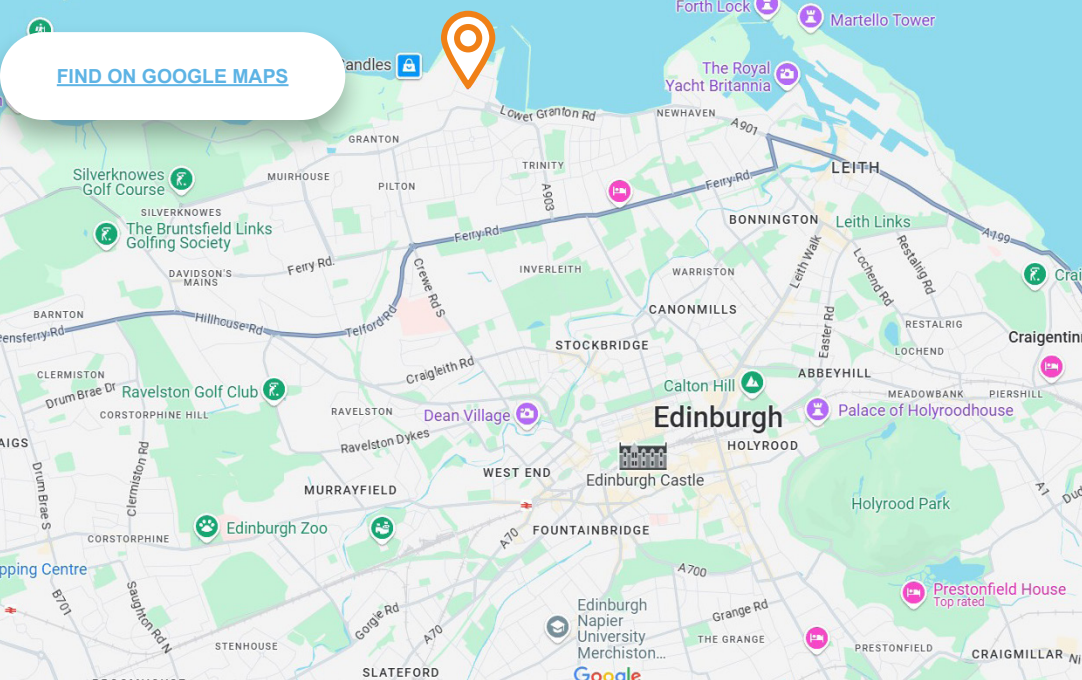
TWO STOREY OFFICE  
WITH LARGE CAR PARK

SUITABLE FOR A  
VARIETY OF USES

HIGHLY PROMINENT  
LOCATION

SELF-CONTAINED

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



62A WEST HARBOUR ROAD | GRANTON | EDINBURGH | EH5 1PW

## LOCATION

The property is located in Granton, approximately 4 miles north of Edinburgh's city centre. More specifically, the property holds a prominent location fronting onto West Harbour Road next to the Granton Square roundabout

The property is within Granton's Waterfront area which is due to undergo significant regeneration.

The regeneration plan is to deliver:

- Around 3,500 new net zero carbon homes
- Business start-up space and commercial opportunities
- Europe's largest coastal park through creating new and enhanced green spaces
- Creative arts, culture and leisure space
- Key services including a school and healthcare

## DESCRIPTION

The property comprises 2 storey office accommodation which is self-contained and benefits from a large car park with approximately 25 parking spaces. Both floors provide a mix of open plan and cellular office/accommodation.



## SPECIFICATION

The property benefits from:

- Excellent natural daylight
- Double glazed windows
- Fluorescent light fittings
- Gas central heating
- Male & female WC facilities
- Kitchen
- Large car parking

## ACCOMMODATION

We have measured the property in accordance with the Code of Measuring Practise (6th Edition) to provide the following gross internal areas:

DESCRIPTION	SQ M	SQ FT
FIRST FLOOR	149	1,605
GROUND FLOOR	146	1,572
<b>TOTAL</b>	<b>295</b>	<b>3,177</b>

## USE

The property is currently used as office accommodation but could be suitable for alternative uses, subject to planning. Potential uses could include; offices, teaching/training space, leisure, gym, showroom, trade counter, studio, meeting space, etc.

## LEASE TERMS

The premises are available on a new lease for a period to be agreed and a rental of £30,000 per annum. Our client's preference is a single tenant but consideration may be given to letting floors separately.

## RATEABLE VALUE

We are advised by the local Assessor the property currently has a combined Rateable Value of £13,000 resulting in Rates Payable (2024/2025) of approximately £6,370 per annum. Up to 100% rates relief is potentially available via the small business rates relief scheme.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## VAT

VAT will be payable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.



**TO LET**  
**PROMINENT**  
**OFFICE WITH**  
**LARGE CAR**  
**PARK**  
**295 SQ M**  
**(3,177 SQ FT)**



**62A WEST**  
**HARBOUR ROAD**  
**GRANTON**  
**EDINBURGH**  
**EH5 1PW**

# GET IN TOUCH

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

## Kyle Wright

T 07425 478 303

E [kyle.wright@ryden.co.uk](mailto:kyle.wright@ryden.co.uk)

## Leo Masson

T 07425 320 611

E [leo.masson@ryden.co.uk](mailto:leo.masson@ryden.co.uk)

## Ryden

7 Exchange Crescent  
Conference Square  
Edinburgh  
EH3 8AN

[ryden.co.uk](http://ryden.co.uk)

---

# Ryden

---

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **JANUARY 2025**

---

