



Join a thriving business community. **Flexible office & work space in an iconic Art Deco building.**

Create¹³

The Perfect Space For **Your** **Business To Grow**

Create do more than provide spaces - we create opportunities. As a social enterprise, we're here to support businesses like yours with affordable, flexible units designed for growth.

- Variety of units and workspaces available
- Competitive lease terms to suit your needs
- Prime location with great transport links
- Allocated free on-site parking
- EV charge points
- Lift Access, kitchen and shower facilities
- Tenant gym with group & personal training
- Tenant garden with sit out area
- Superfast broadband (by independent arrangement)
- A vibrant community of like-minded entrepreneurs and business owners
- On site support and business advice to help you grow and succeed

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The Create Community. Inspiring & supported.

Create is home to a fantastic variety of more than 50 businesses, from start-ups and sole traders to larger owner-managed enterprises and national companies.

Our tenants work across a range of sectors from building trades, tech and IT, to food and drink producers and online gift retailers.

We offer our tenants access not only to a range of business spaces, but also to a uniquely supportive and collaborative community environment in which they can thrive. We do this by:

- Networking and social events
- On-site business support team (marketing, IT, HR advice)
- Tenant Hub for centralised communications
- Social Enterprise initiatives

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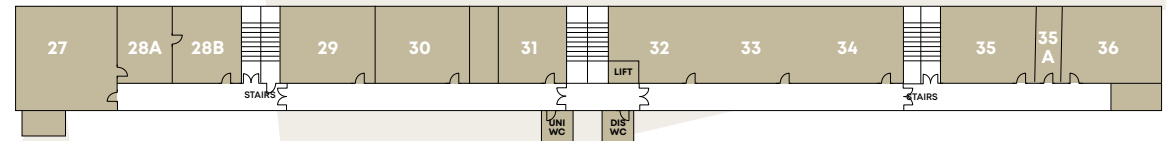
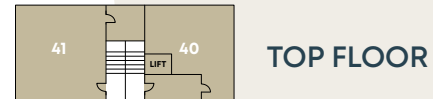


Flexible office & work space from 100 sqft to 2,000 sqft

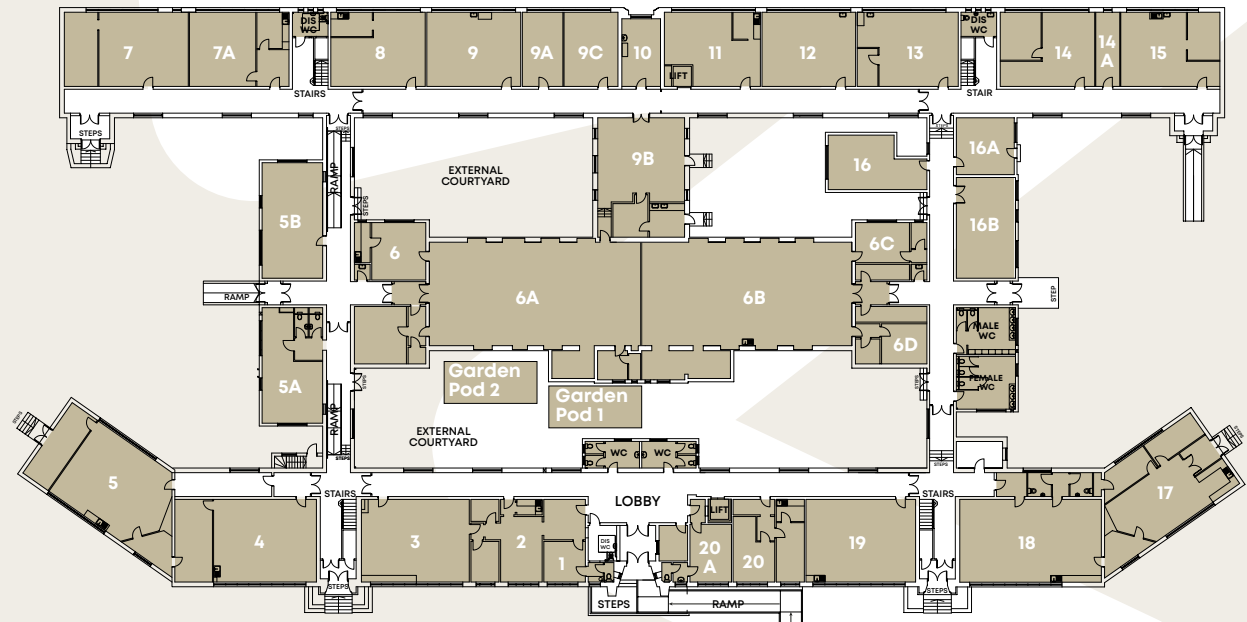
Our business hub in south-east Edinburgh centres around the Art-Deco style Castlebrae Business Centre and Peffer Place Industrial Estate.

Across our sites, we manage more than 65 units, ranging from just 100 square feet spaces which are ideal for a small start-up, up to 2,000 square foot spaces for larger companies with staff, equipment, machinery or storage requirements.

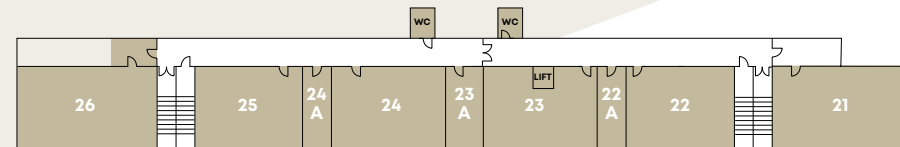
Whether you're a startup or an established company looking to expand your business we have the ideal workspace, office or unit to support your success.



UPPER FLOOR BACK



GROUND FLOOR



UPPER FLOOR FRONT

Connected & serviced

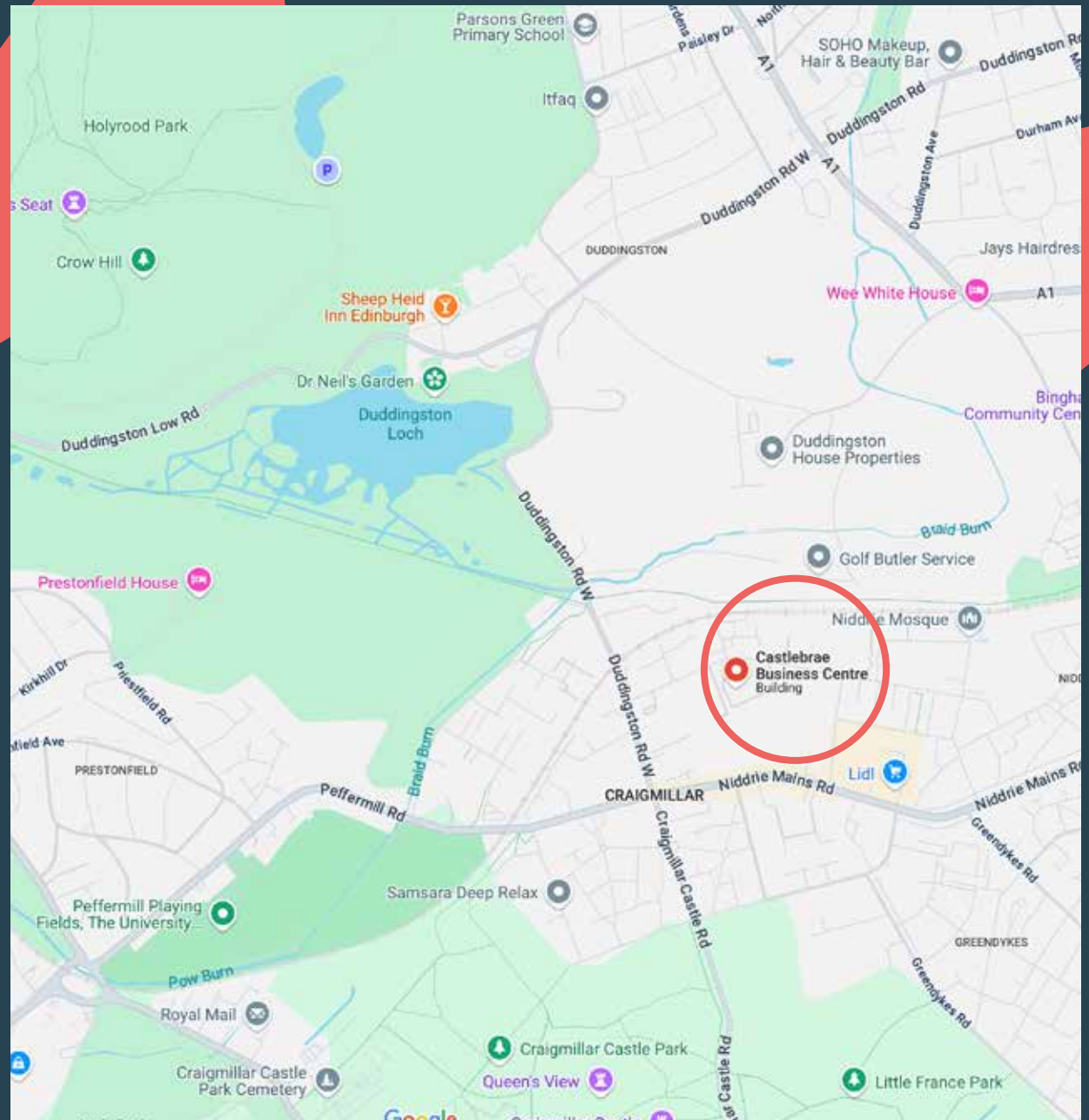
Castlebrae Business Centre is ideally situated just 2.5 miles southeast of Edinburgh's City Centre, nestled between the scenic areas of Arthur's Seat, Duddingston, and Craigmillar.

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.

In addition, this property is conveniently situated within close proximity to Cameron Toll Shopping Centre and Fort Kinnaird.

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Further Information & Viewing

Rateable Value

The properties will be required to be assessed on completion however we anticipate that most units should benefit from 100% relief in line with the small business bonus scheme.

Uses

The subjects benefit from a variety of use classes in accordance with the Town and Country Planning (Use Classes) Scotland order 1997 as noted below:

- Class 4 (Business)
- Class 5 (General Industry)
- Class 6 (Storage & Distribution)
- Other uses may be permitted subject to planning.

Legal costs

Each Party will be responsible for their own legal costs incurred within this transaction. The purchaser will be liable for any registration dues. (This needs to be checked by Ryden or Gilson Gray so we have the wording correct). Also need to check what we say about VAT.

EPC Rating

Upon request

Entry

On completion of Signed Lease, Deposit and one months rental paid in advance.

Viewing

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

Create

0131 661 8888

lynn@createbusinessproperties.com

Alternatively, you can book to view with our letting agents, Ryden

Ryden

0131 225 6612

leo.masson@ryden.co.uk

ben.dobson@ryden.co.uk

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