

# Ryden

## TO LET

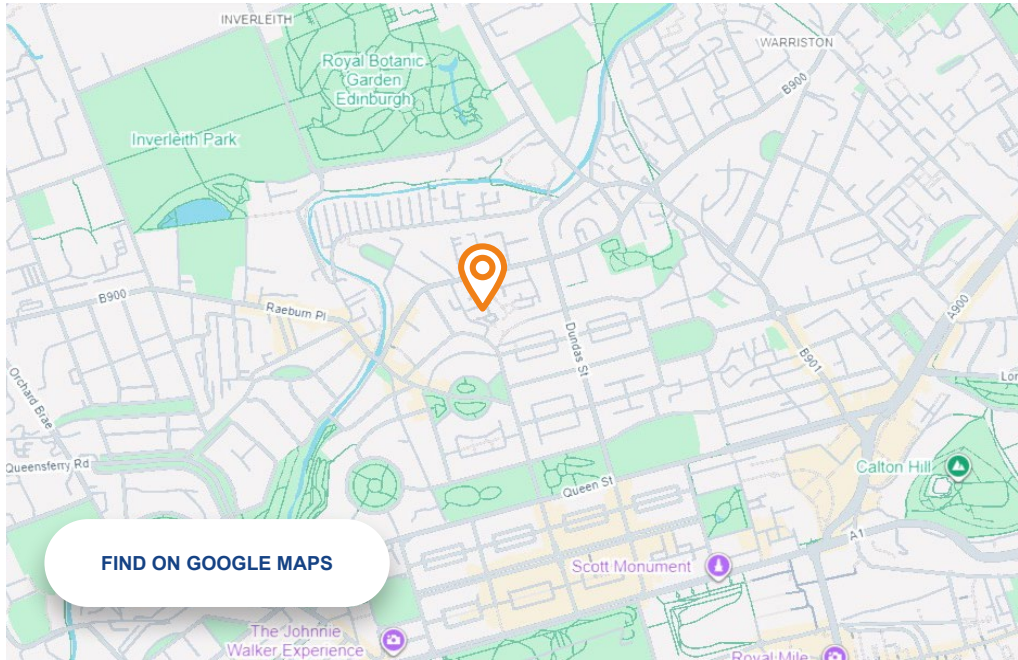
OPEN-PLAN FIRST FLOOR OFFICE  
196 SQ M (2,110 SQ FT)



23/1 SILVERMILLS  
COURT  
EDINBURGH  
EH3 5DG

SELF-CONTAINED  
PARKING AVAILABLE  
BENEFITS FROM  
EXISTING FIT-OUT

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## LOCATION

Silvermills Court is a quiet courtyard office development set in the New Town area of Edinburgh city centre. Located off Henderson Row, the property is easily accessible by car from Dundas Street and is a short walk to Edinburgh's core city centre and Waverley Train Station. The area is also well serviced by numerous bus routes providing easy access across the city.

Set between Cannonmills and Stockbridge, Silvermills Court is served by an excellent array of local amenities such as bars, restaurants, cafes, gyms, hairdressers and boutiques. Office occupiers located in the area include Buccleuch Property, Conduce, Locogen, Blackrock, Trainline and Zonal Retail Data Systems.

## DESCRIPTION

Silvermills Court forms an attractive landscaped courtyard development offering good quality, bright and airy open-plan office accommodation. Specification is as follows:

- Raised Access Floors
- Gas Fired Central Heating
- Tea Prep Area
- Intruder Alarm
- Dedicated WCs
- Car Parking Available
- Large Meeting Room

## ACCOMMODATION

The available first floor office suite extends to approximately 196 sq m (2,110 sq ft) on a Net internal basis, made up of 1,556 sq ft at 1F and a mezzanine/meeting room of 554 sq ft.

## LEASE TERMS

The property is available to let by way of a new full repairing and insuring lease on flexible terms to be agreed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC is available on request.

## RATING

The Tenant will be responsible for the payment of any Business Rates direct to the local Authority.

## ENTRY

Entry is available from the end of November 2025, subject to conclusion of legal missives.

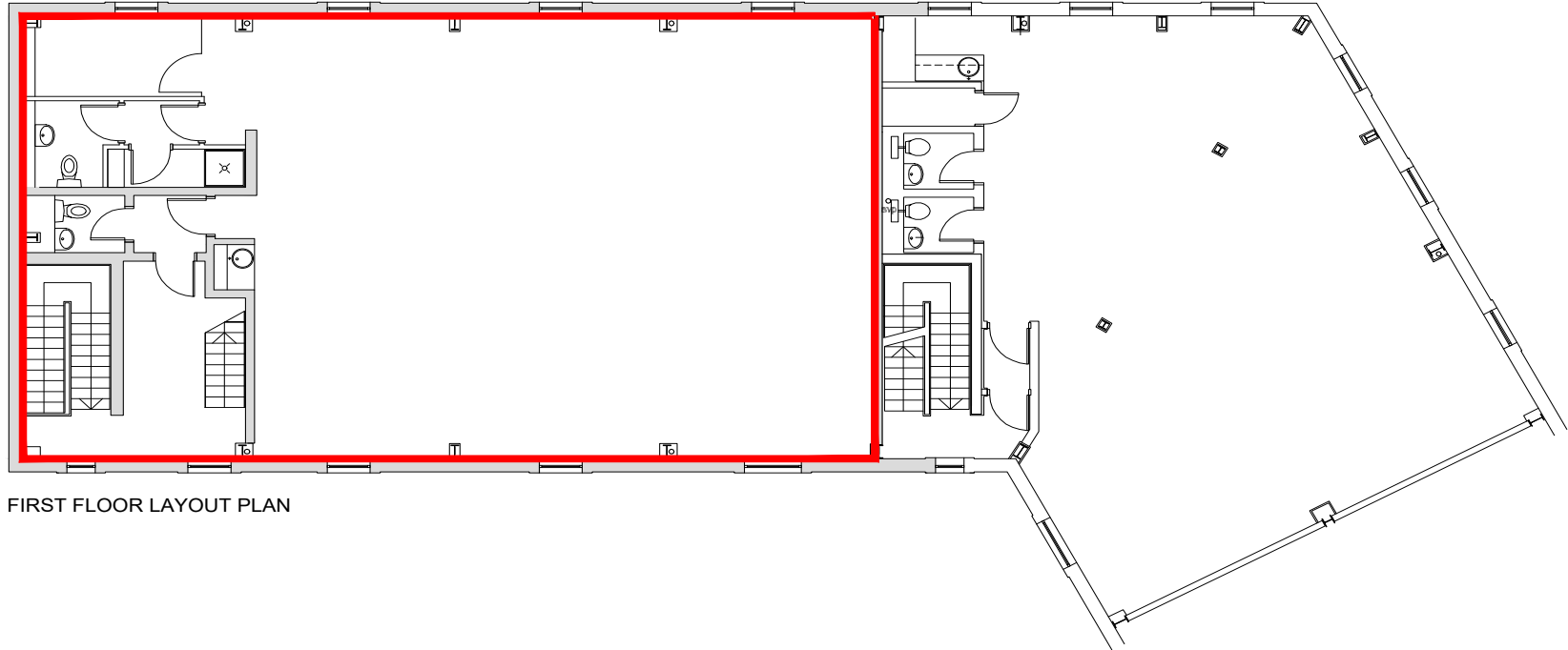
## VAT

All terms are quoted exclusive of VAT, which is payable at the prevailing rate.

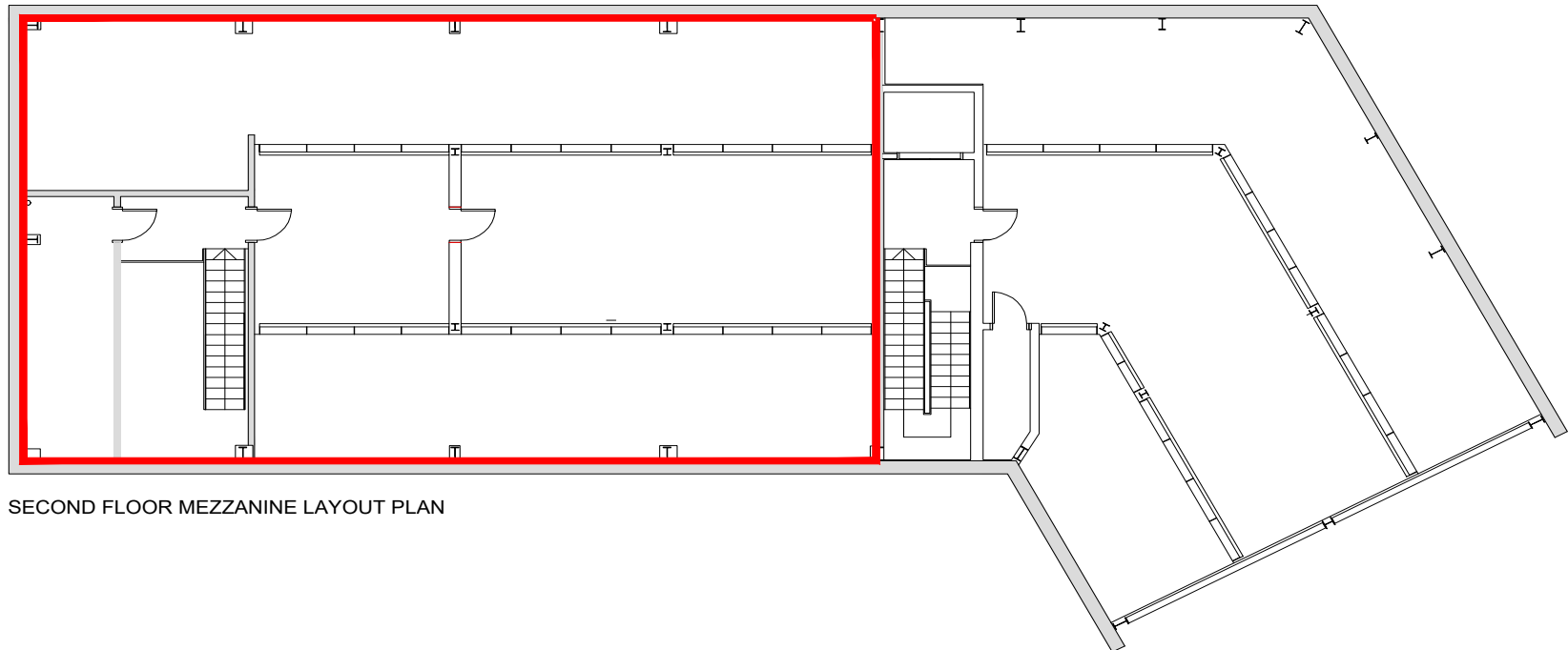
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. The ingoing tenant will also be responsible for LBTT, registration fees and VAT.





FIRST FLOOR LAYOUT PLAN



SECOND FLOOR MEZZANINE LAYOUT PLAN

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# GET IN TOUCH

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

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