

TO LET

OFFICE PREMISES

Located in the Stenhouse district of Edinburgh

Offers over £12,000 per annum

Extremely high levels of pedestrian and vehicular passing traffic

Premises extend to 129.66 sqm (1,396 sqft)

Benefits from parking to the rear of the property



VIRTUAL TOUR



SECOND FLOOR SUITE, 600 GORGIE ROAD, EDINBURGH, EH11 3LE

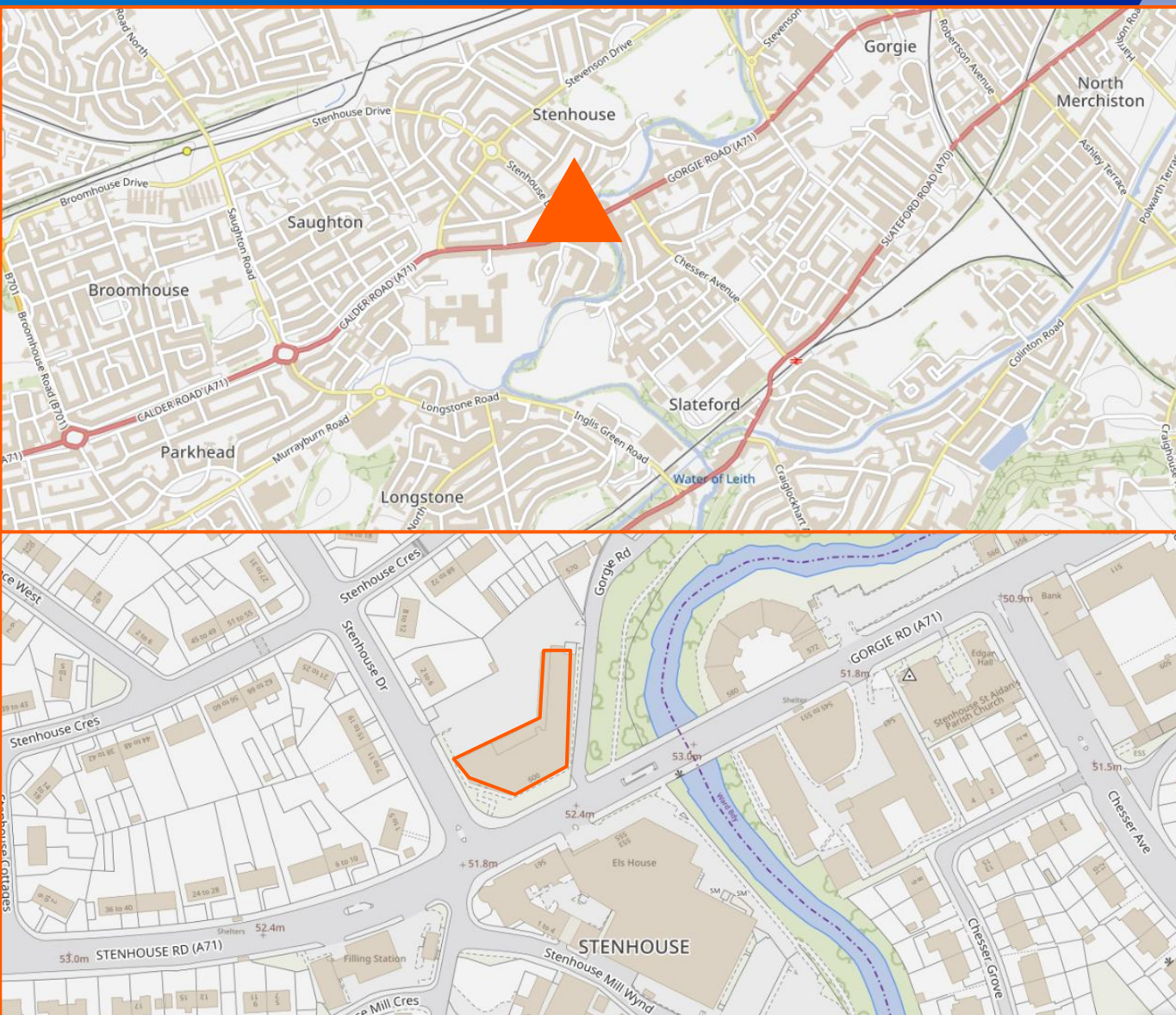
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Location

SECOND FLOOR SUITE, 600 GORGIE ROAD,
EDINBURGH, EH11 3LE



Location

The property is situated at the junction where Gorgie Road meets Stenhouse Road within the Stenhouse district of Edinburgh. It is located approximately 2 miles to the southwest of Edinburgh City Centre and 2 miles east of The City Bypass & M8, therefore providing quick access to Central Scotland.

The area benefits from good accessibility to the city centre by car and is also serviced by regular buses 3, 20, 30 and X28. Nearby occupiers include Trust Housing Association, E-Net Park and HM Courts and Tribunals Service. There are a number of leisure amenities within close proximity, including a PureGym onsite. The Edinburgh Corn Exchange, Nuffield Health and Fitness Centre and World of Football are all a short walk away.

Edinburgh West Retail Park is only a 10 minute walk and is home to a number of high profile retailers including M&S, Home Bargains, Aldi and Greggs.

**Leasehold opportunity available within the
Stenhouse district of Edinburgh**



WHAT 3 WORDS



Description

SECOND FLOOR SUITE, 600 GORGIE ROAD,
EDINBURGH, EH11 3LE



Description

The subjects comprises of an open plan office located on the second floor of a three-storey modern office building. The property benefits from multiple large windows allowing natural light to enter through the building, creating a bright and welcoming atmosphere throughout the property.

Accessible via a passenger lift or stairs, the second-floor suite benefits from a flexible office layout with a separate boardroom/director's office. This collaborative working environment offers occupiers a welcoming & comfortable space. Additionally, the second floor offers occupiers shared tea preparation area and W/C facilities.

There are allocated car parking spaces to the rear and ample additional on-street car parking spaces.

Accommodation

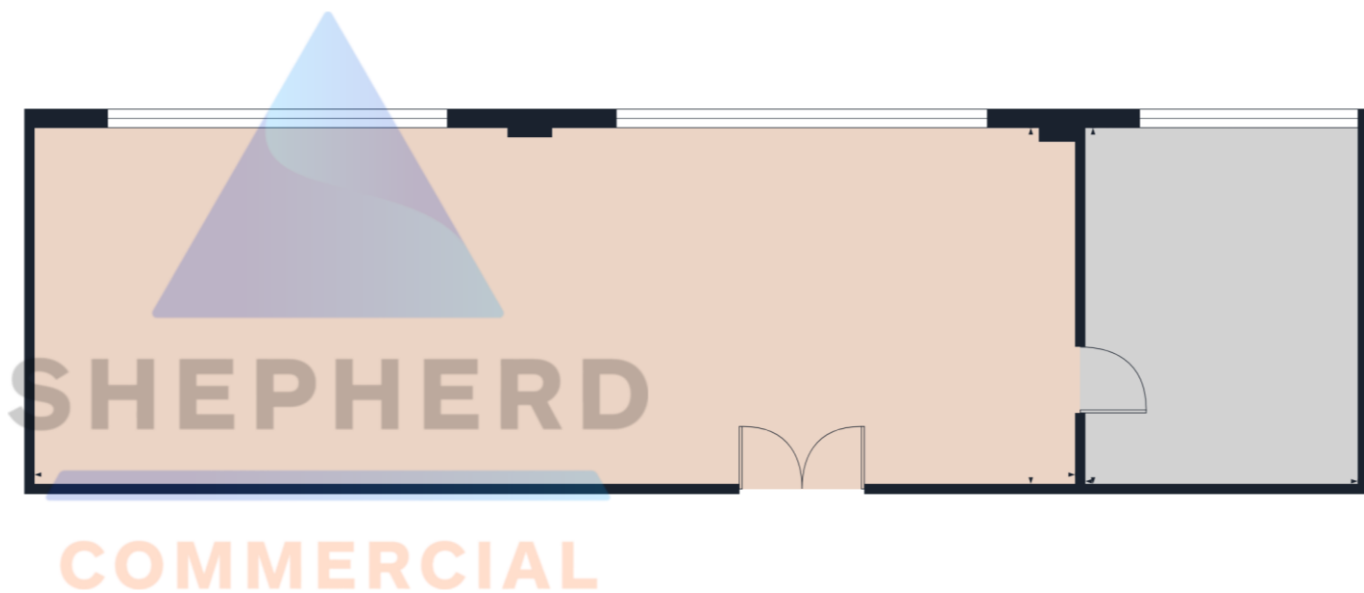
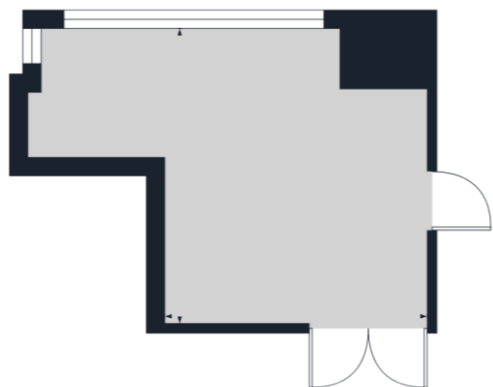
Description	m ²	ft ²
2F2	39.26	423
2F3	90.40	973
Total	129.66	1,396

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Floor Plans

SECOND FLOOR SUITE, 600 GORGIE ROAD,
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Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

Rent

Offers over £12,000 per annum.

Rateable Value

As of April 2026, the subjects are entered in the current Valuation Roll at a rateable value of;

2F3 - £10,900

2F2 - £4,400

2F7 - £ 2,200

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy. Please note that the car parking spaces are separately assessed.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

The property is elected for VAT.

Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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