



GREENSIDE HOUSE

25 GREENSIDE PLACE
EDINBURGH | EH1 3AA

COMING SOON TO LET:
700 – 11,000 SQ FT OF HIGH QUALITY,
REFURBISHED OFFICE SPACE OVER 1ST
TO 4TH FLOORS

OVERVIEW:

Greenside House is prominently located in Edinburgh city centre's vibrant east end, with unparalleled surrounding amenities and exceptional transport links right on the doorstep.

The property benefits from generous floor to ceiling heights and fantastic levels of natural daylight, as well as stunning views towards Fife from the upper floors. Refurbishment of the suites and common areas will commence shortly to provide modern open-plan office accommodation available either in part or whole floors to suit.

SPECIFICATION:

- Attractive, Grade B listed building
 - Exposed ceilings, giving a contemporary defurbished look
 - New shower & changing facilities
 - Secure "in building" bicycle storage
- New LED lighting throughout
 - Refurbished WCs
 - New cabling
 - Raised access floors
 - New carpets throughout

SCHEDULE OF AREAS (SQ FT):

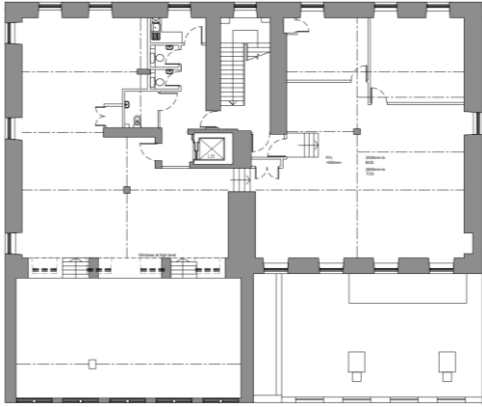
	East Suite	West Suite	Whole Floor
4 TH Floor	862	702	1,564
3 rd Floor	1,232	1,512	2,744
2 nd Floor	1,523	1,796	3,319
1 st Floor	2,117	1,482	3,599
			11,226



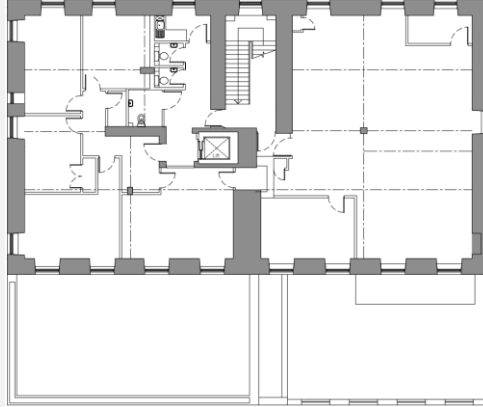
TRAVEL TIME BY TRAM:

- West End – 9 minutes
- Edinburgh Park – 25 minutes
- Edinburgh Airport – 40 minutes
- The Shore – 10 minutes

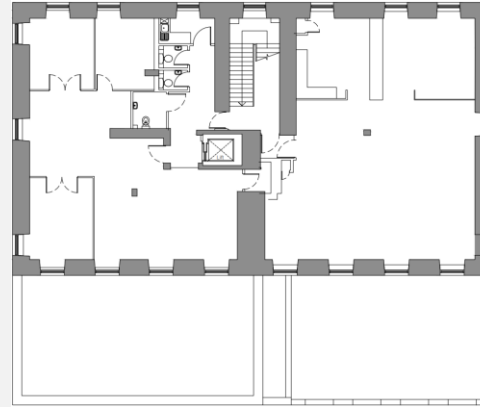
INDICATIVE FLOORPLANS:



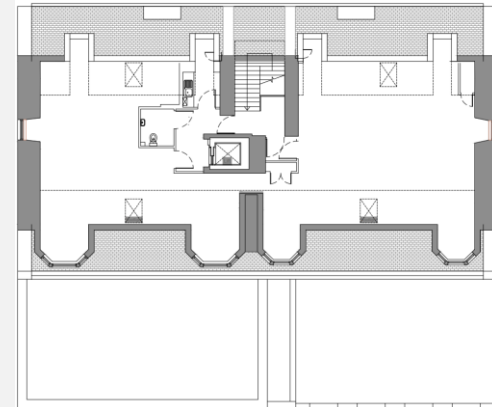
Existing 1st Floor



Existing 2nd Floor



Existing 3rd Floor



Existing 4th Floor



VIEWING & FURTHER INFORMATION:

James Metcalfe

james@cuthbertwhite.com

07786 623 282

Nick White

nick@cuthbertwhite.com

07786 171 266



NOTICE: CuthbertWhite Ltd (for the landlord), whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants/purchasers ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant/purchaser 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants/purchaser in inspecting properties which have been sold, let or withdrawn. Particulars prepared March 2024.