



To Let

702 - 4,883 sq ft

Greenside House
25 Greenside Place
Edinburgh
EH1 3AA

- High quality, refurbished office space over four floors
- Attractive, Grade B listed building
- Exposed ceilings, giving a contemporary defurbished look
- New shower & changing facilities
- New LED lighting throughout
- Refurbished WCs
- New cabling
- Raised access floors

LOCATION

Greenside House is prominently located in Edinburgh city centre's vibrant east end with unparalleled surrounding amenities, including the OMNi Centre, St James Quarter and Tesco Express.

Exceptional transport links are also right on the doorstep. The tram halt at Picardy Place is reachable within 3 minutes on foot, Waverley Train Station in 9 minutes and Edinburgh Bus Station in 8 minutes.

DESCRIPTION

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. The suites and common areas are newly refurbished to provide modern open-plan office accommodation available either in part or whole floors to suit.

ACCOMMODATION

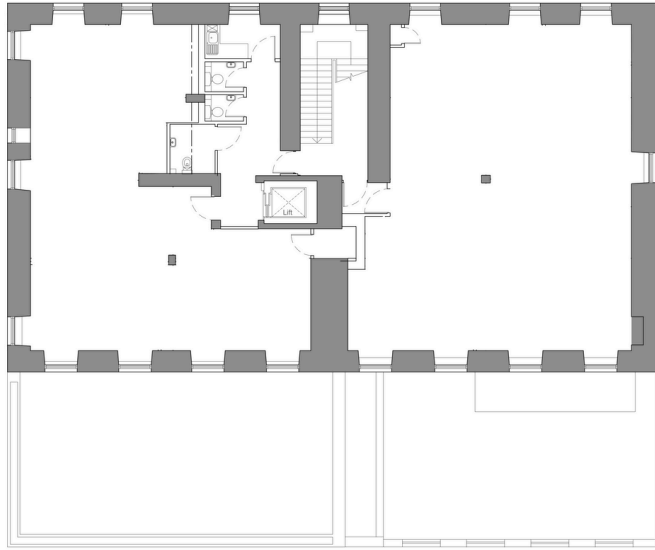
The available accommodation has a net internal area of 4,883 sq ft / 453.65 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

Floor	East Suite	West Suite	Total Size (sq ft)	Total Size (sq m)
4th	862	702	1,564	145.3
3rd	Now let			
2nd	1,523	1,796	3,319	308.35
1st	Now let			
Total Available			4,883	453.65

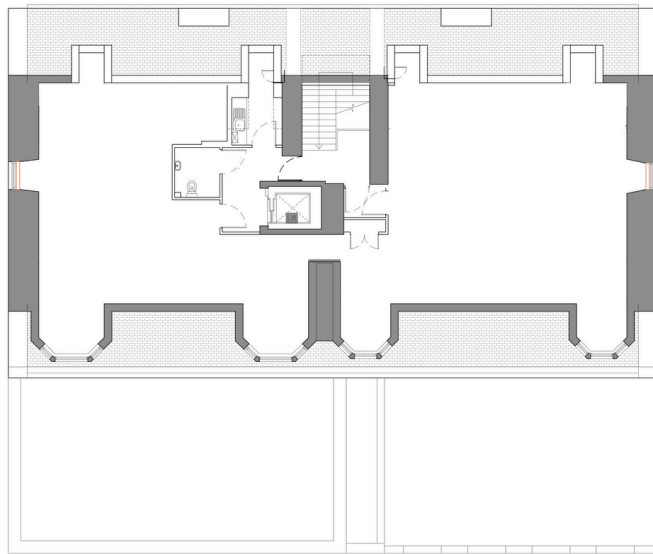


INDICATIVE FLOORPLANS

2nd Floor



4th Floor





RENT AND LEASE TERMS

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed. Rent is available on application.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

VAT

The building is elected for VAT. VAT will be payable on all outgoings related to the occupation of the building.

EPC

Available on request.

VIEWING & FURTHER INFORMATION

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IMPORTANT NOTICE: CuthbertWhite Ltd for the Landlord of this property, 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 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 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 in inspecting properties which have been sold, let or withdrawn. Particulars prepared March 2025.