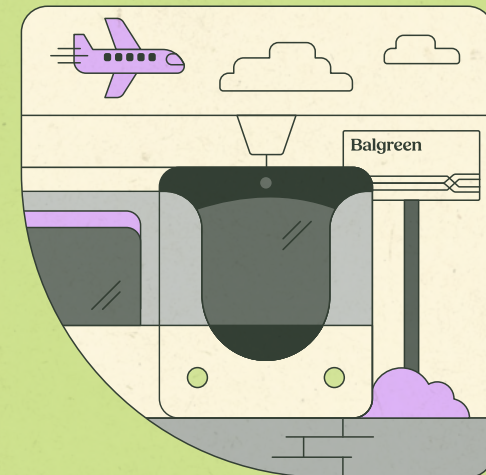


FOR LEASE

Where business & nature flourish





CORSTORPHINE HILL NATURE RESERVE



SPIRE MURRAYFIELD HOSPITAL



HOLIDAY INN HOTEL



Costorphine Rd



EDINBURGH CITY CENTRE



MURRAYFIELD STADIUM



BALGREEN TRAM STATION



SAUGHTON PARK & GARDENS



CARRICK KNOWE GOLF CLUB





INTRODUCTION

A Workplace Designed for Life

Up to **88,955 sq ft** of modern office space in the heart of Corstorphine.



Overlooking the green expanse of Corstorphine Hill Nature Reserve and nestled alongside the bustling shops and restaurants of this popular West Edinburgh neighbourhood, Silvan is a workplace with user experience at its core.

Bright, flowing floors, a welcoming reception and various meeting spaces for collaboration will combine to create an environment perfectly attuned to today's working life.

[PLAY VIDEO ▶](#)

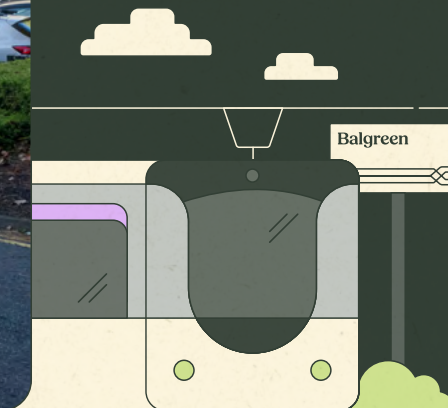




Local & Central

Welcome to Silvan.

Stroll on Corstorphine Hill Nature Reserve, jog in Union Park, shop in Corstorphine, dine at the Torfin Brasserie and with two Edinburgh tram stops – central Edinburgh is only minutes away.





LOCATION

Stockbridge

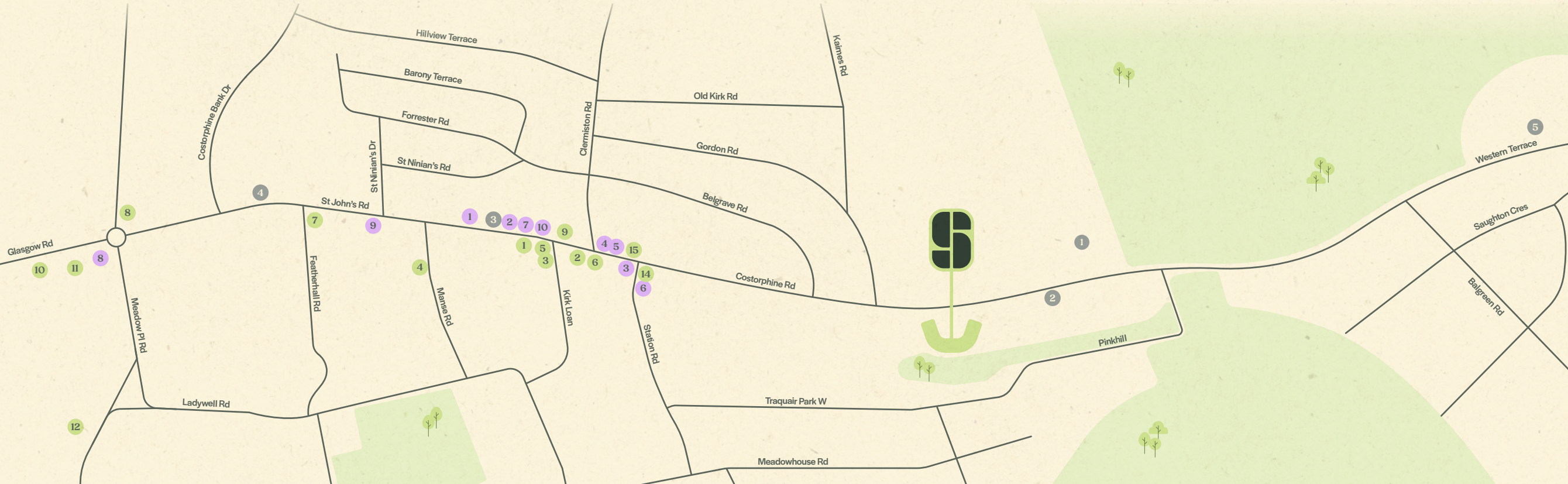
Completely

Connected





LOCATION



A neighbourhood that bustles every day of the week

RESTAURANTS

- 1. Toby Carvery
- 2. The White Lady – JD Wetherspoon
- 3. Little Rascal Wine Shop & Bar
- 4. Eastern Pavilion
- 5. Sofia’s Lounge
- 6. The Gift Tree
- 7. St John’s Curry Club, The Thai Kitchen
- 8. McDonald’s
- 9. Bennitos Cafe
- 10. Cafe Vigo

AMENITIES

- 1. Costa Coffee
- 2. Boots Pharmacy, Störtebäckerei
- 3. Co-op
- 4. Iceland
- 5. Greggs
- 6. Subway
- 7. Rowlands Pharmacy
- 8. Bank of Scotland
- 9. Nationwide
- 10. Dominoes

HOTELS

- 1. Holiday Inn
- 2. Dalmore Lodge
- 3. The Torfin
- 4. Corstorphine Lodge
- 5. The Twin Lions
- 11. Lidl / The Gym Group
- 12. Tesco Extra
- 13. The Gym Group
- 14. Corstorphine Post Office, Premier Express
- 15. Nationwide Building Society
- 16. Sweet Bella’s



LOCATION



The Gym Group > 6 min drive



Toby Carvery & Innkeeper's Lodge > 13 min walk



The Torfin > 11 min walk



Cafe Vigo > 11 min walk



Greggs & Co-op > 10 min walk

Silvan's Neck of the Woods



Charles Wilson Butchers > 10 min walk



Costa Coffee > 10 min walk



Sofia's Lounge > 9 min walk



The Gift Tree > 8 min walk



Little Rascal > 8 min walk

Take care of everything from the weekly shop to birthday presents at traditional favourites like Co-op, Iceland and Rowlands Pharmacy. And for the very freshest produce, stroll down St Johns Road and visit Charles Wilson Butcher.



LOCATION



Green



Space

Within 10 min walk!

Corstorphine is one of Edinburgh's greenest districts.

Silvan overlooks Corstorphine Hill Nature Reserve, an open space to explore overlooking the River Forth, Edinburgh, Pentland Hills and more. An ancient volcanic hill with superb wildlife – plants, insects, birds and animals including roe deer close to the city.

Today, the park makes a perfect venue for pre-work runs, morning coffee breaks and alfresco lunches.



Light & Space

Welcome to Silvan – up to **88,955 sq ft** of workspace thoughtfully designed around the needs of today's hybrid workforce.

The office floors benefit from metal ceilings and floor to ceiling glazing, creating light-filled spaces with views across Union Park and beyond.





ACCOMMODATION

A Welcoming Entrance Hall

Communal workspace, café and
fully Wi-Fi enabled.

Step into the reception at Silvan and appreciate a warm
welcome and people-focused approach to workspace.





Designed for People



The office floors have been designed to make time in the office pleasurable and productive. The large, open plan floor plates offer complete flexibility.





ACCOMMODATION



4th
Floor





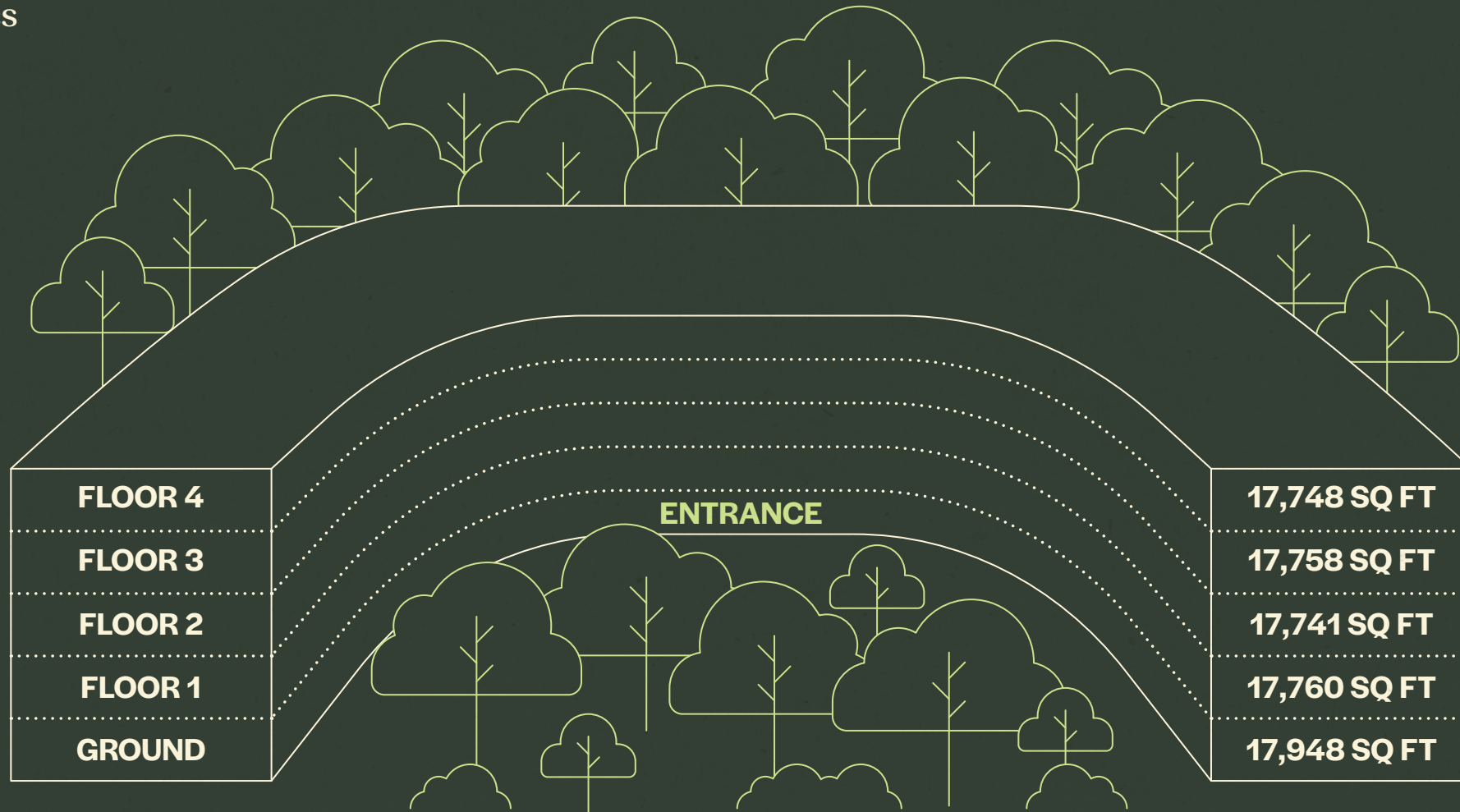
Escape the Hustle



Silvan Explained

Floors can be easily sub-divided to form two separate suites of c 8,585 sq ft.

Floor	Sq Ft
4 th	17,748
3 rd	17,758
2 nd	17,741
1 st	17,760
Ground	17,948
Total	88,955

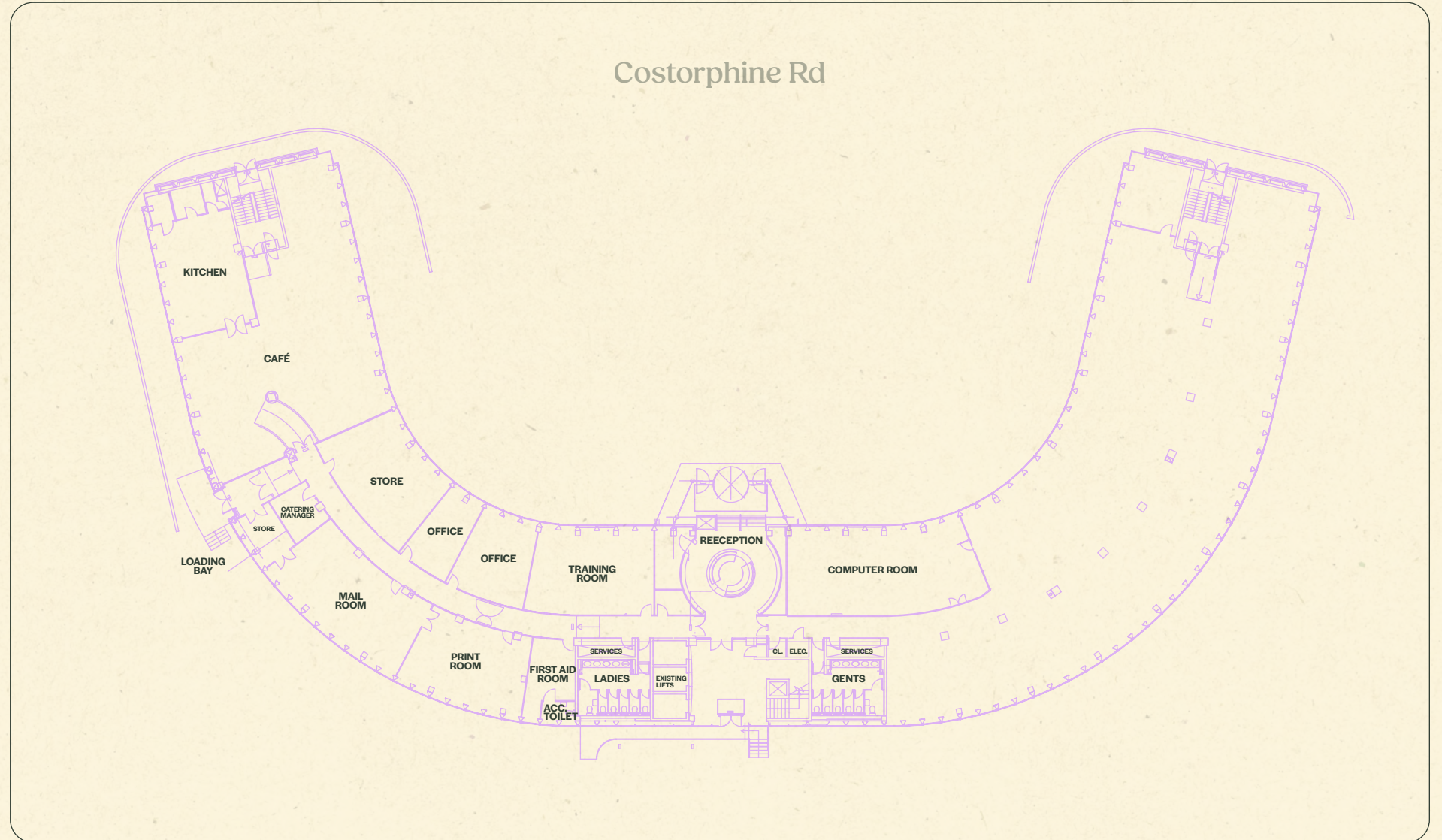




Ground Floor

The reception brings generosity of space, light and people-centred design promoting activity and movement throughout the building.

It is a multi-functional space providing not only reception facilities but also a café and work areas with access to welfare facilities and the urban forest.

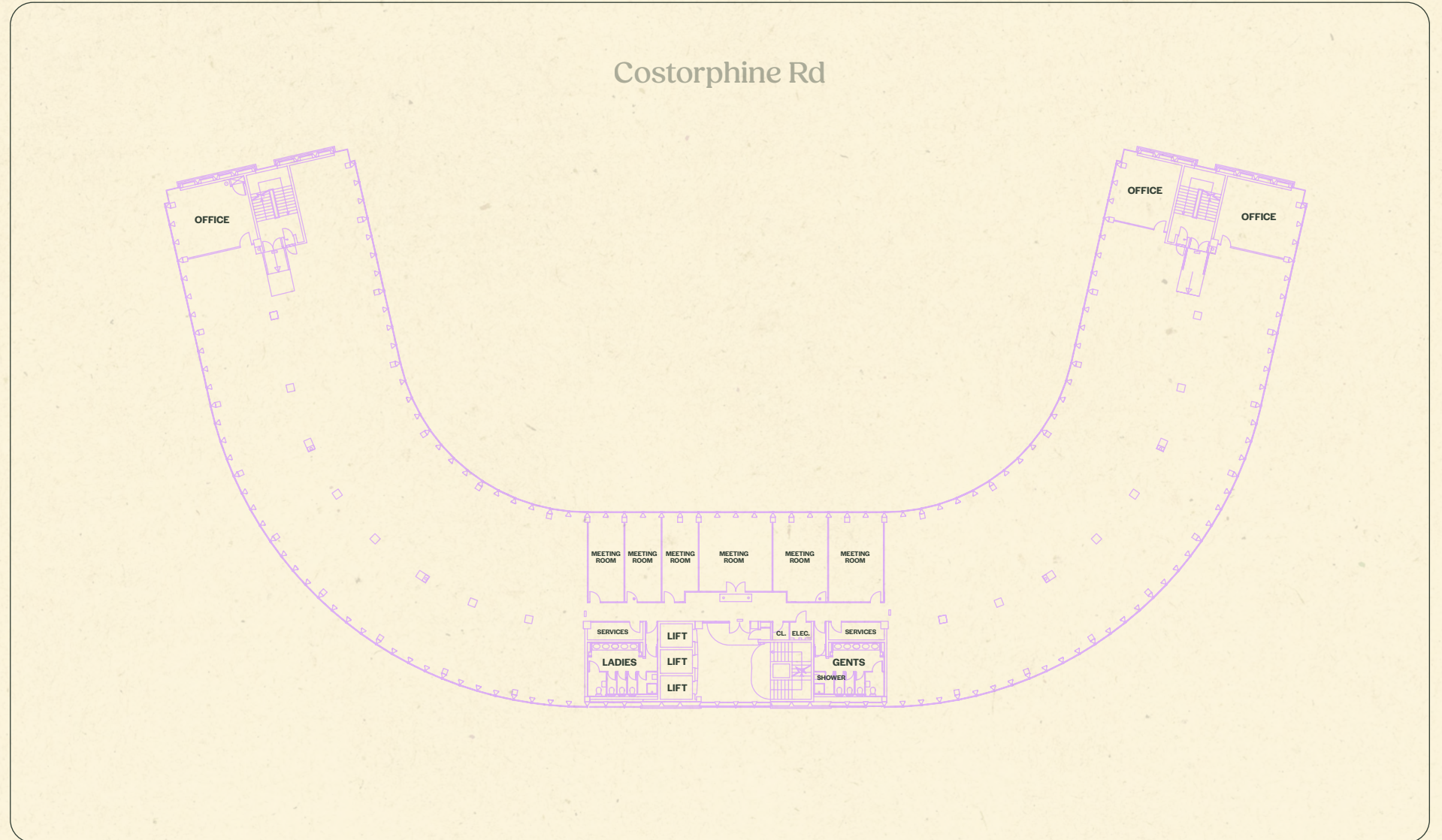




2nd Floor

Open Plan

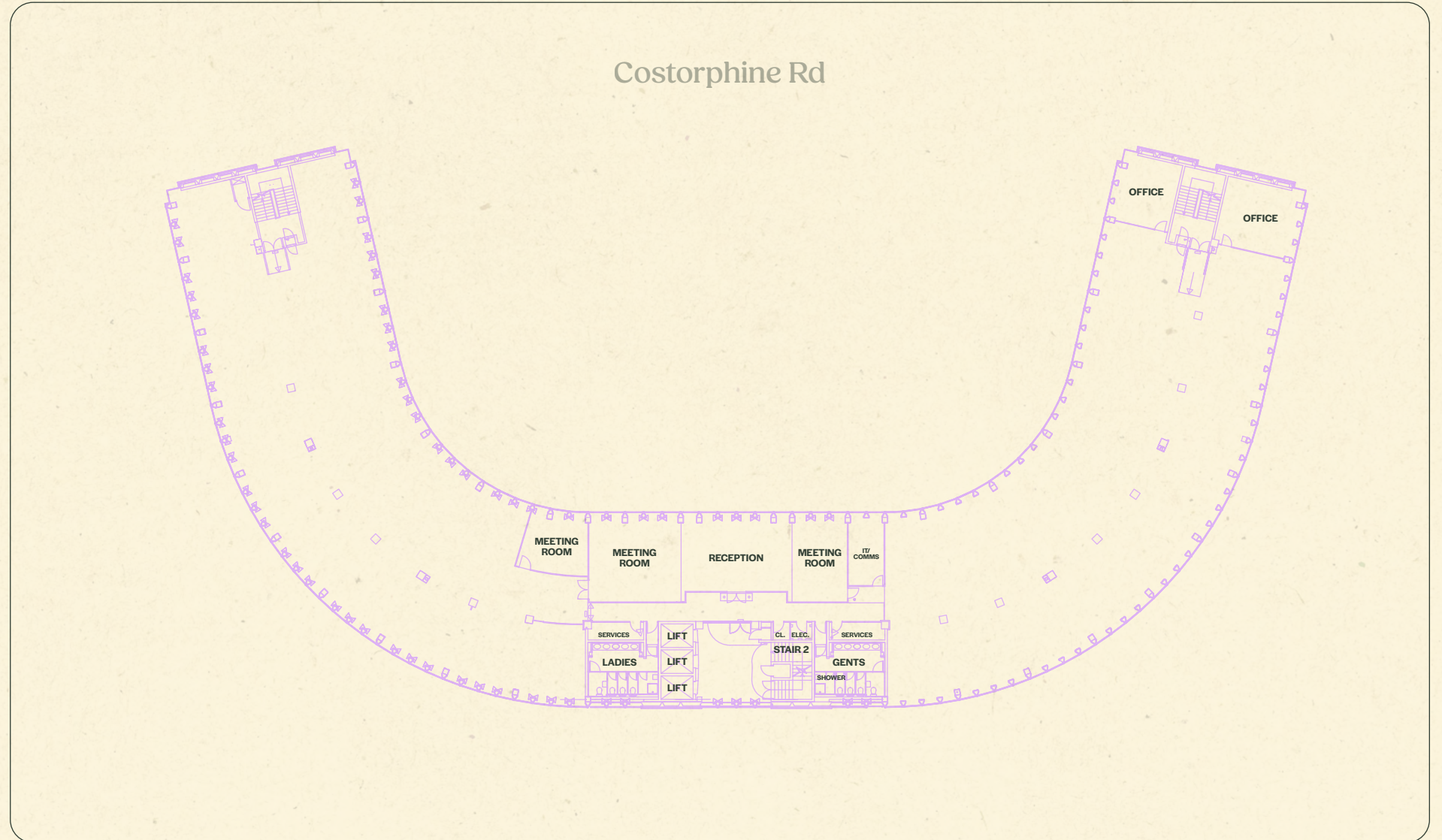
The 2nd floor is largely open plan however, there is a good range of meeting spaces at the centre of the floor plate as well as private offices on the east and west elevations.





4th Floor

The 4th floor offers unrivalled views across Edinburgh.





SPECIFICATION



Urban forest



Equality Act compliant



Welcoming reception



Café



Spacious lift lobbies
& common parts



Refurbished offices



EPC 'A' Rating



Fully electric building



Air Conditioning



1:8 occupancy density

The Difference is in the Detail



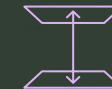
Double glazing



Metal suspended ceilings



Daylight linked
LED lighting



Average 2.75m floor
to ceiling heights



Raised access flooring



3 showers on each floor



EV charge points



40 cycle spaces



156 x dedicated car spaces
(1 space per 570 sq ft)



4 motorcycle spaces



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