

Silvan House

231 Corstorphine Road
Edinburgh
EH12 7AR



Partially fitted office floors available on flexible terms.

Type	To Let
Size	8,600 - 88,955 sq ft
Rent	£12.50 per sq ft
Fitout	Fitted

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Description

Silvan House comprises a modern 5 storey office arranged over ground and four upper floors, offering 88,955 sq ft with 156 surface car parking spaces. The floor layout ensures flexibility throughout, and there is opportunity to satisfy a variety of space requirements from 8,600 sq ft upwards.

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Specification

- Efficient open plan floor plates
- Maximum space planning flexibility
- Metal tiled suspended ceiling with recessed lighting
- Air conditioning
- Fitted carpets
- Raised access flooring
- Floor boxes wired for power & data in situ
- Male, female and accessible toilets on every level
- Shower facilities
- 3x lifts serving all floors
- 156 dedicated car spaces (1 space per 570 sq ft)
- Electric car charging
- Cycle parking
- 100% electric - no fossil fuels
- EPC 'A' rating



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Accommodation

The Hub provides the following approximate net internal floor areas.

Floor	Size	Status
4th	17,748 sq ft	Available
3rd	17,758 sq ft	Available
2nd	17,741 sq ft	Available
1st	17,760 sq ft	Available
Ground	17,948 sq ft	Available



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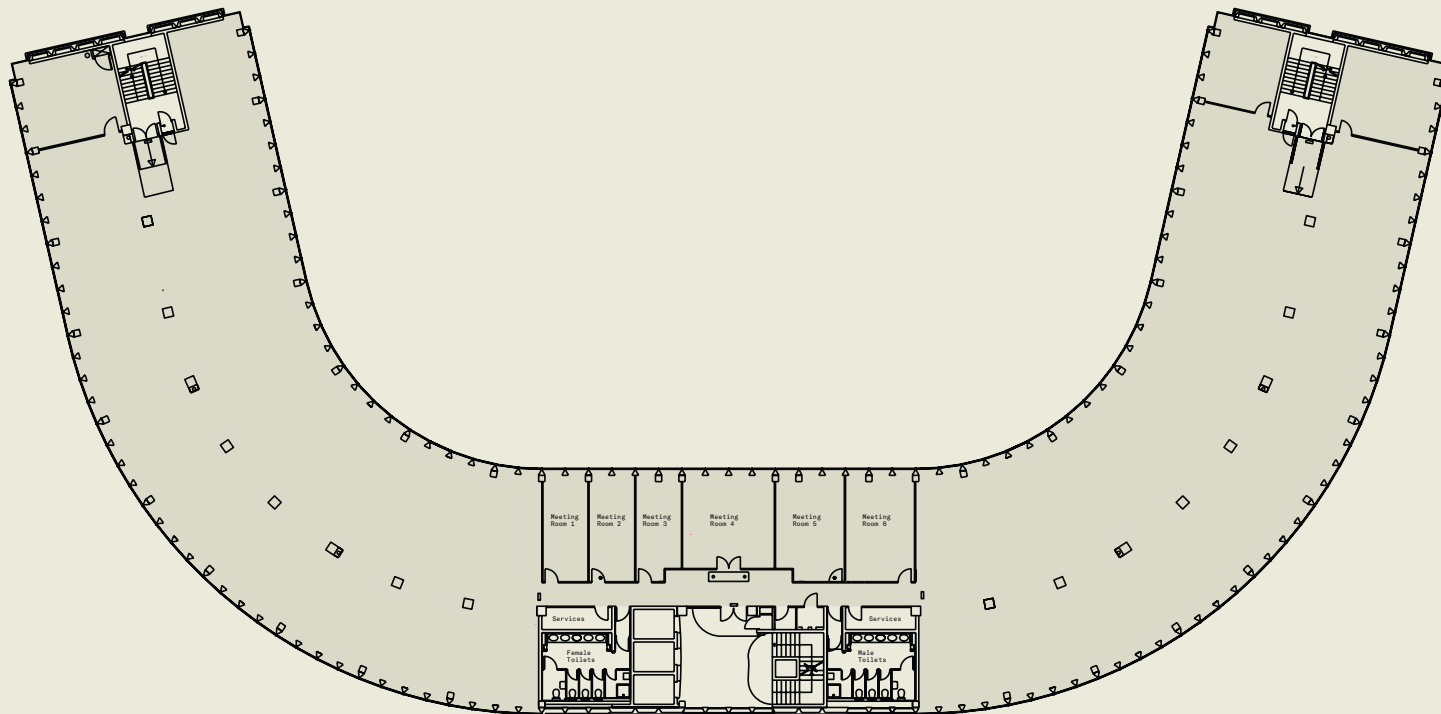
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Floor Plan

Second Floor

Efficient open plan floor plates.



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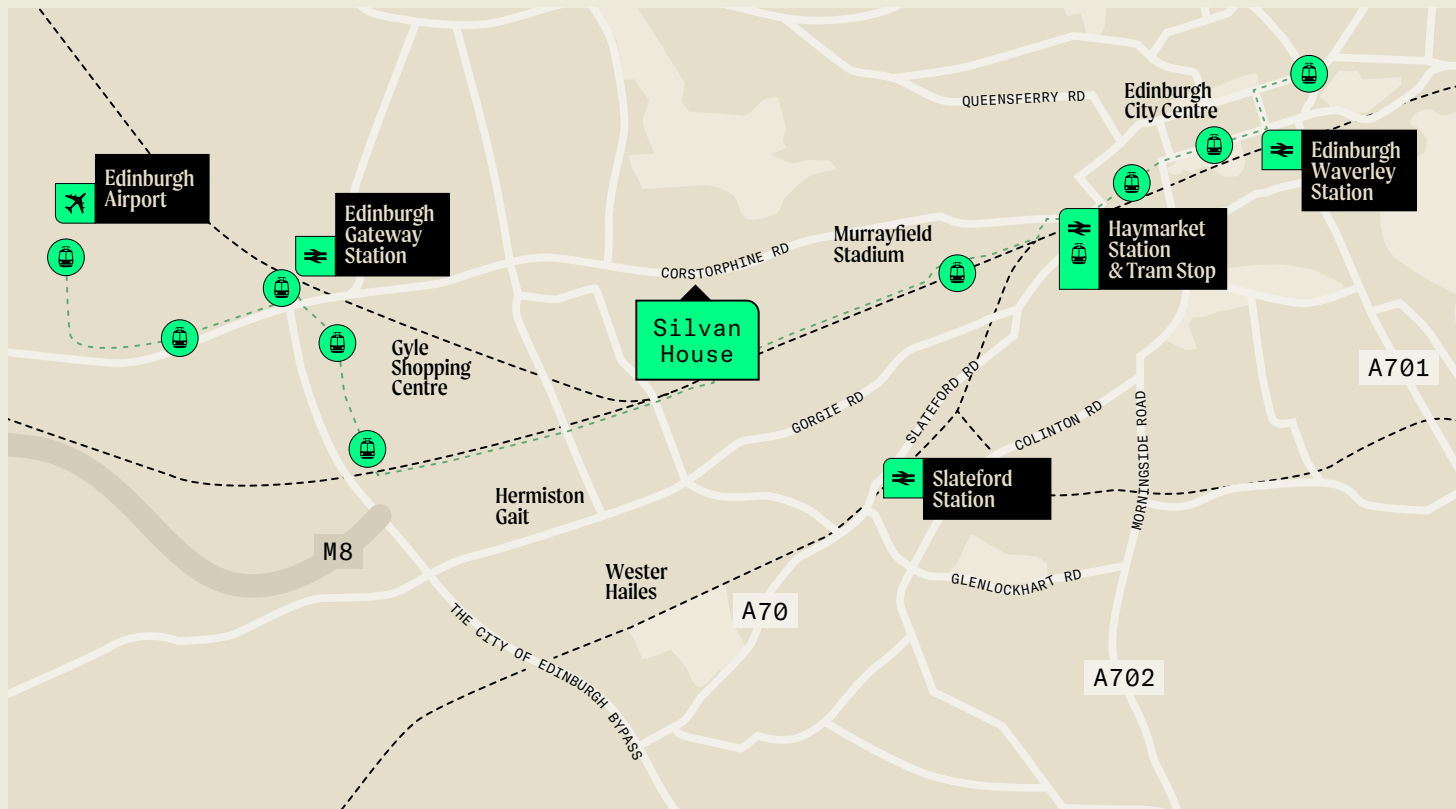
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Location

Silvan House is situated approximately 2.5 miles from Edinburgh city centre on one of the principal arterial routes linking the city to the west, providing access to the City Bypass, Scottish Motorway Network and Edinburgh Airport.

It offers easy access to public transport, with numerous bus routes running directly outside the building and Balgreen Tram Station less than 800m to the south. The building is conveniently located close to Corstorphine village, less than 10 minutes' walk, with a host of local amenities including a variety of retail, coffee shops, bars and restaurants. A Holiday Inn hotel is situated immediately opposite the building.



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