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Silvan House 231 Corstorphine Road

231 Corstorphine Road
Edinburgh EH12 7AR



88,955 sq ft detached office
building on a 2.171-acre site
near Edinburgh city centre

Type For Sale

Size 88,955 sq ft

Price Price on application

mc2-offices.com

0141 266 0717

Description

Silvan House, designed by Hugh Martin and Partners, was completed in the early 1970s and spans approx. 88,955 sq ft over five floors. Each typical floor offers around 17,741 sq ft, and the site includes 156 car parking spaces.

The office floors at Silvan House are bright and open-plan, with upper levels offering stunning panoramic views of Corstorphine Hill and the Pentland Hills.



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Specification

- Rare opportunity to acquire a detached office building in Scotland's capital city
- Located within the heart of Edinburgh's Corstorphine suburb
- Substantial Heritable (similar to English Freehold) site comprising 2.171 acres (0.879 hectares)
- The property extends to approximately 88,955 sq ft and provides 156 car parking spaces.
- The property will be sold subject to a lease to Edinburgh Printmakers Limited expiring 10 December 2026
- Offers are invited, subject to missives and exclusive of VAT, for the heritable interest in the property.



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Accommodation

Name	sq ft	sq m	Availability
4th	17,748	1,648.84	Available
3rd	17,758	1,649.77	Available
2nd	17,741	1,648.19	Available
1st	17,760	1,649.96	Available
Ground	17,948	1,667.42	Available
Total	88,955	8,264.18	



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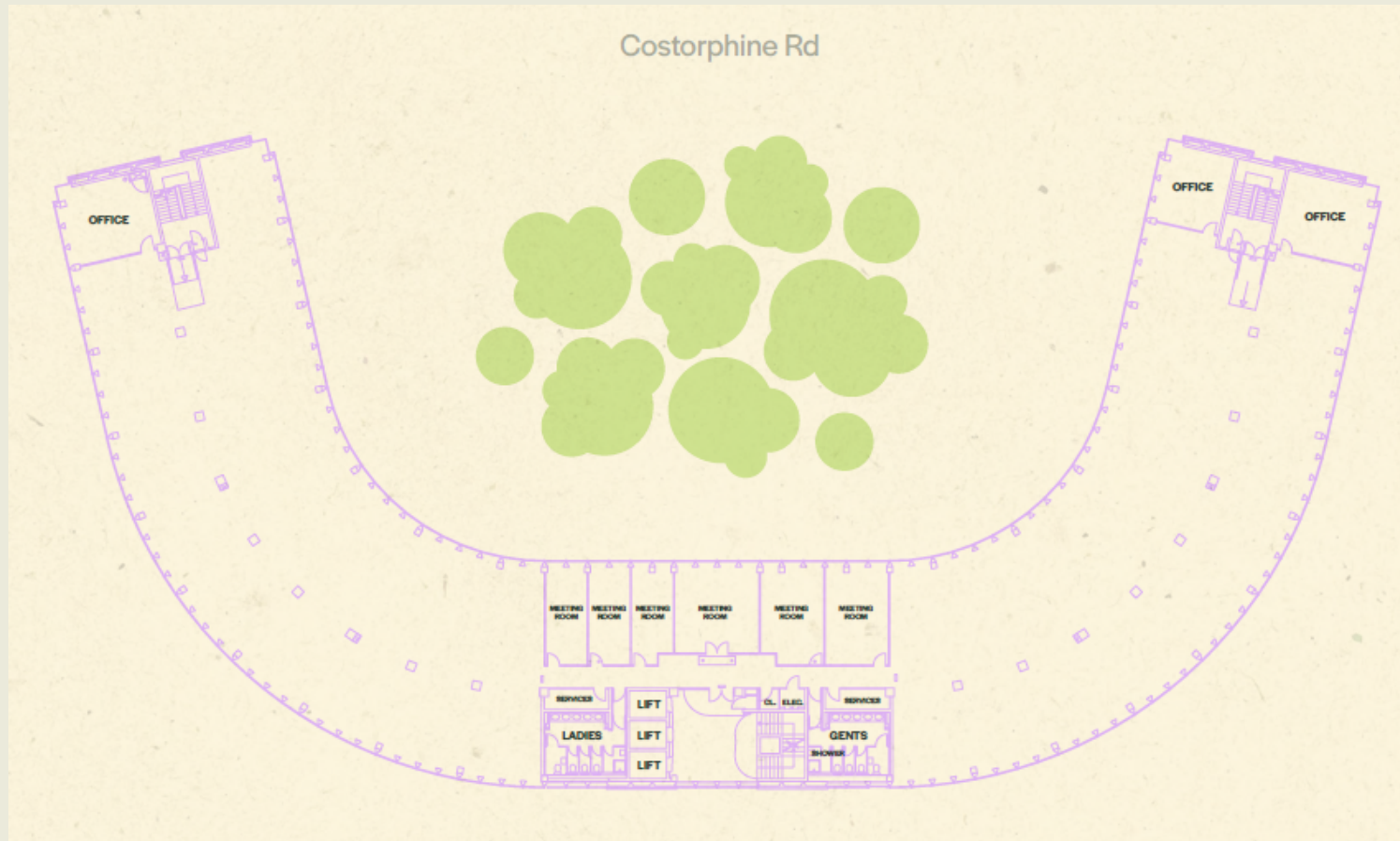
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Floor Plan



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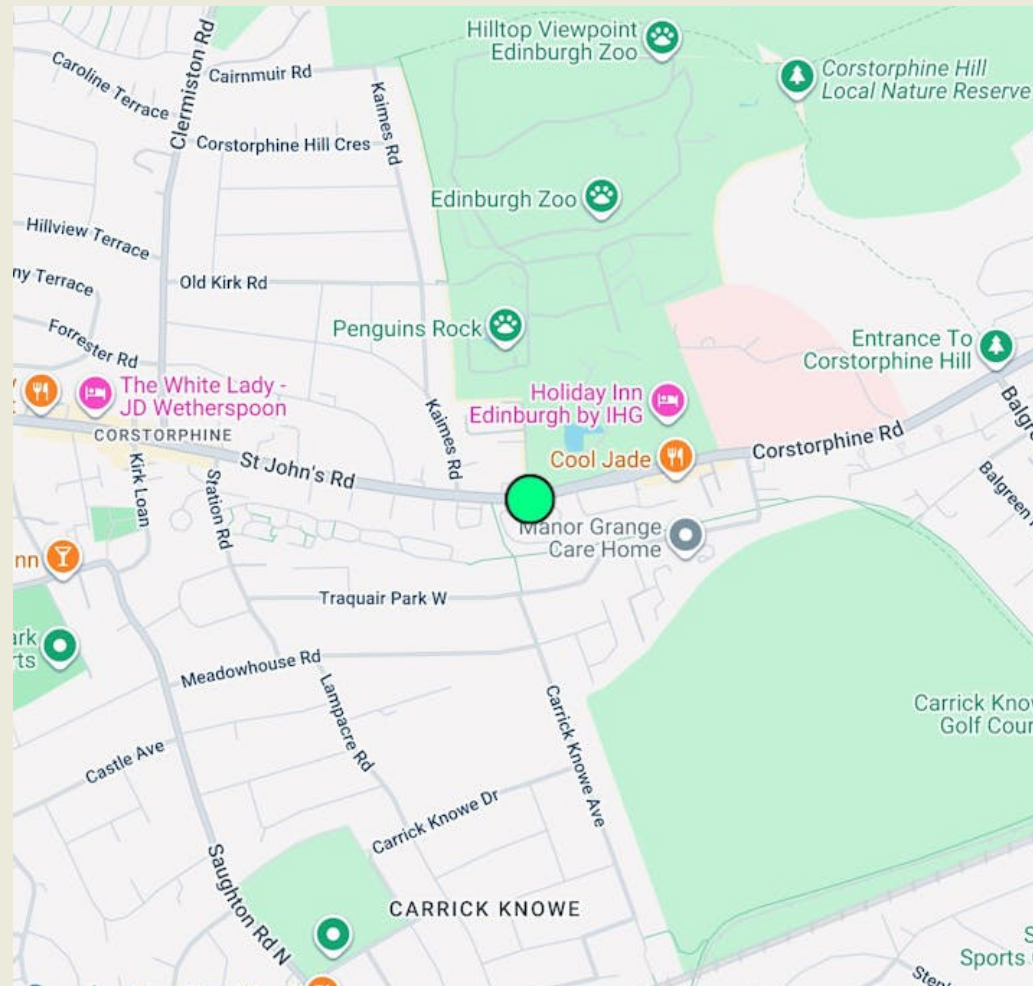
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Location

Silvan House is located about 2.5 miles west of Edinburgh city centre, with excellent access to the City Bypass, motorway network, and Edinburgh Airport. It's well-served by public transport, including nearby bus routes and Balgreen Tram Station (800m away). The building is close to Corstorphine village, offering shops, cafes, bars, and restaurants, with a Holiday Inn directly opposite.

-  Balgreen Tram Station
Slateford station
Haymarket station
-  Edinburgh Airport
-  The Gyle shopping centre



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