

FOR SALE

Total Area:

7,509 sq ft (697.60 sq m)

ONE

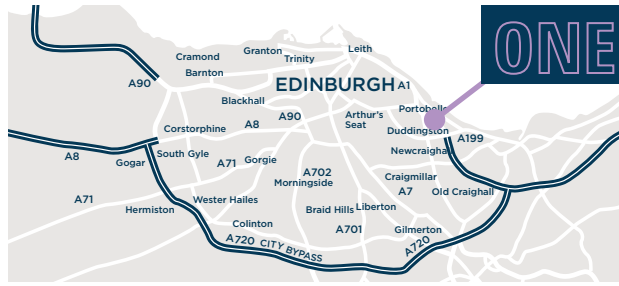
Baileyfield Crescent
Portobello | EH15 1YU

New build office
accommodation

Ready for Occupation:
Q2 2021



VIBRANT SEASIDE LOCATION



1 Baileyfield Crescent forms part of the new Barratt Homes development The Strand @ Portobello. The site is accessed from Fishwives Causeway off Portobello High Street and once the development is complete, will provide a direct link to Sir Harry Lauder Road (A199). The A199 links directly to the A1 motorway and City Bypass providing excellent transport connectivity.

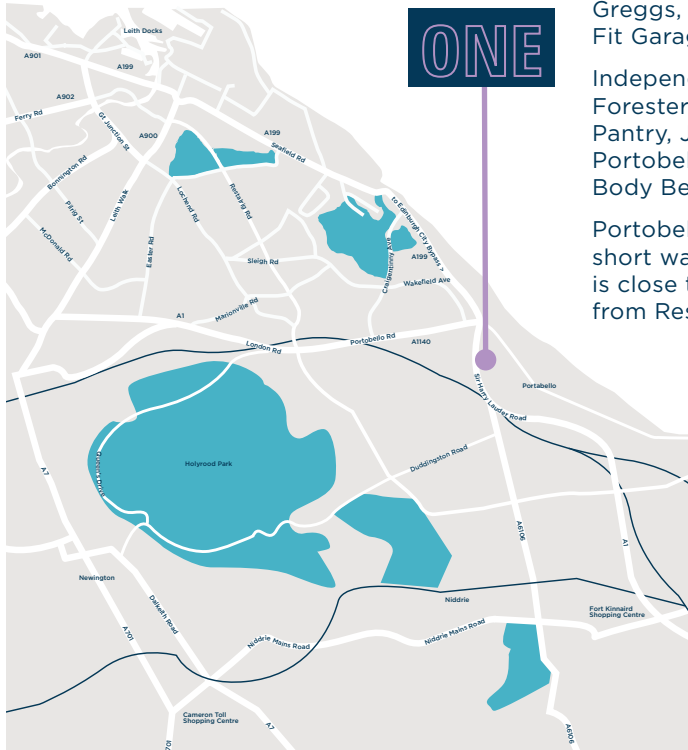
Portobello is served by Lothian Buses and East Coast Buses, which together provide eleven services to the area, to and from Edinburgh City Centre and the nearby towns of North Berwick, Tranent and Musselburgh.

The subjects benefit from close proximity to Portobello High Street which hosts a variety of national and independent supermarkets, cafes, bars and shops.

National occupiers include a large Aldi supermarket, Sainsburys local, La Favorita, Greggs, Bayne's Bakers, McColls and a Kwik Fit Garage.

Independents include Bross Bagels, Guild of Forester's Bar, Beach House Bakery, Miro's Pantry, John Williamson Fishmonger, The Portobello Bookshop, Wild Flower florists and Body Beautiful beauty salon.

Portobello Beach and Promenade is also a short walk from the building while the building is close to National Cycle Route 76 and routes from Restalrig and Leith.



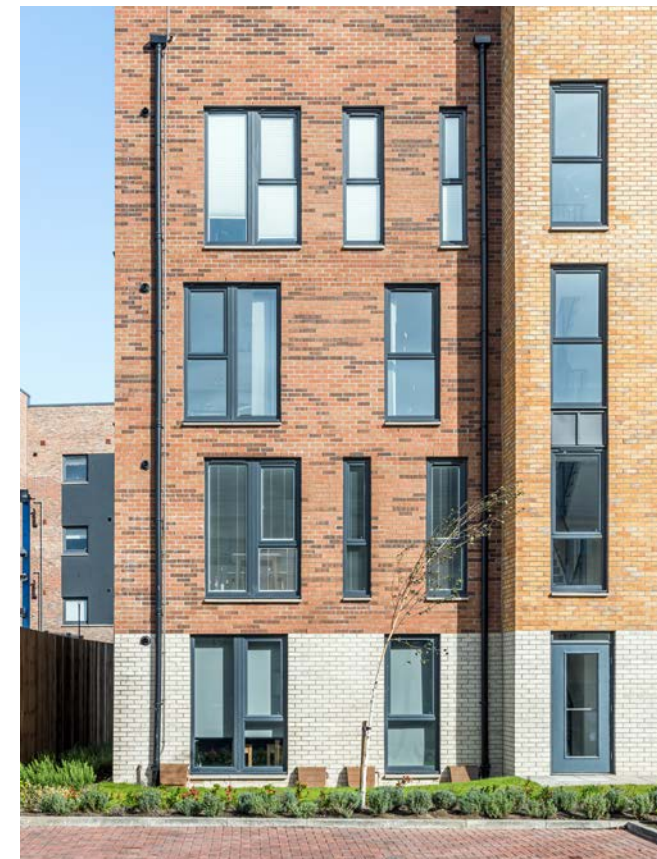
Description

The subjects comprise a 4-storey brick built building with Class 4 consent for Office Use, available for occupation from Q2 2021.

The accommodation will be open plan allowing maximum flexibility. The office suites will be completed in shell and core condition for a purchaser to fit out as they require.

The property forms part of the Strand @ Portobello residential development by Barratt Homes. On completion, the development will comprise 435 1, 2 and 3 bedroom homes.

At the gateway to the development the office building will provide 7,508 sq ft Net Internal Area of office space providing approximately 1,915 sq ft across two suites on a floor by floor basis.



Specification

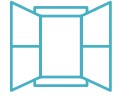
The building will provide the following specification:



Open plan office accommodation



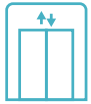
Completed to shell condition*



UPVC double glazed operable windows



Services to stair and service riser



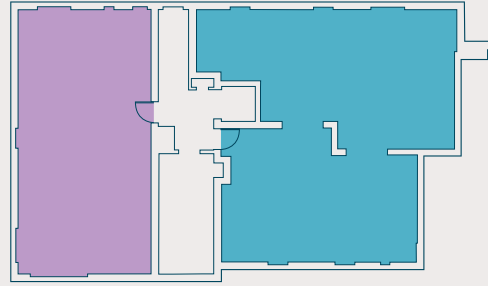
Lift access to upper levels



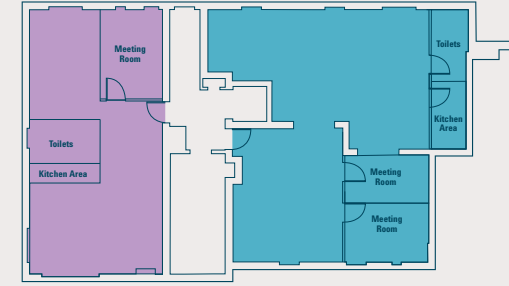
Shared secure bike store



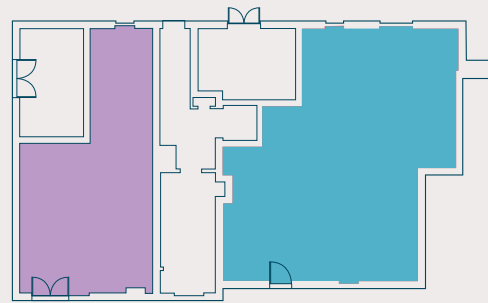
*(concrete floors; concrete walls on GF and timber on upper levels)



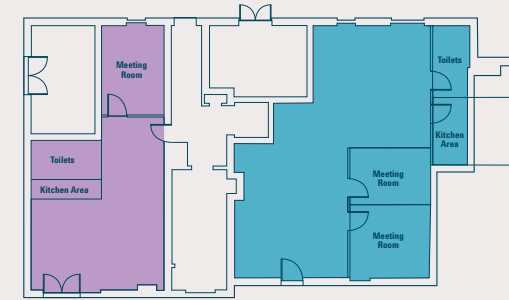
Typical upper floorplates



Indicative upper floor lay-out



Ground floor



Indicative ground floor lay-out

Accommodation

The premises will provide the following office suites:

SUITE	Sq Ft	Sq M	SUITE	Sq Ft	Sq M
3rd Floor West	839	78.00	3rd Floor East	1,076	100.00
2nd Floor West	839	78.00	2nd Floor East	1,076	100.00
1st Floor West	838	78.00	1st Floor East	1,076	100.00
Ground Floor West	643	59.80	Ground Floor East	1,117	103.80
TOTAL	3,160	293.80	TOTAL	4,345	403.80

The total building extends to a total Net Internal Area of 7,508 sq ft (697.60 sq m).





Sale Price

Our client's preference is to sell the property to a single purchaser, alternatively consideration will be given to selling on a floor by floor or suite by suite basis.

For further information, please contact the sole selling agent.

Rates

The subject will require to be assessed for commercial business rates on completion.

Legal Expenses & VAT

Each party will meet their own legal costs with the purchaser responsible for any LBTT, Registration Dues and any VAT applicable to the purchase.

EPC Rating

Available on request.

Further Information

This building is available to purchase either in whole or in part. Further information with regard to pricing is available on request.

Peter Fraser

E: peter.fraser@avisonyoung.com

DD: 0131 469 6027

M: 07702 759 149

**AVISON
YOUNG**