

DM HALL

To Let

Second Floor Office

1 John's Place,
Edinburgh,
EH6 7EL



347.01 SQ M
3,735 SQ FT

Property Details

- Second floor office premises situated in historic Leith district
- Flexible space suitable that could be easily re-configured to suit various occupier requirements
- Excellent views over the popular and bustling Leith Links
- Landlord willing to offer rent free period to assist with tenant fit-out.
- Landlord is open to discussion regarding purchase of current fixtures and fittings noted within the premises.
- Rental offers over £35,000 per annum

LOCATION:

The Leith district of Edinburgh is situated approximately 2.5 miles to the north-east of Edinburgh's City Centre. Leith is a vibrant and populated area and is well known for its bars, restaurants, traditional offices and retail presence.

The premises is situated on John's Place, with the eastern elevation fronting John's Place itself and Leith Links, with the north elevation fronting Queen Charlotte Street.

DESCRIPTION:

The subjects comprise a second-floor office premises of stone construction with roughcast render finish, surmounted by a two-element pitched and slated roof. The subjects benefit from 2 clear parking spaces to the front of the premises within the communal car park. The subjects are accessed via a communal entrance hall at ground floor level that contains a passenger lift with accessible stair-chair provided to the lower parts of the stairs.



Property Details

Internally, the subjects currently comprise a reception area with mainly open plan office accommodation and glazed partitioned meeting room, a glazed/partitioned office space and various desk areas, breakout spaces, W/C accommodation and kitchen area.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

<u>FLOOR</u>	<u>ACCOMMODATION</u>	<u>SQ M</u>	<u>SQ FT</u>
Second	Office, reception, meeting, kitchen, storage	347.01	3,735

LEASE TERMS:

We are seeking offers over £35,000 per annum on a Full Repairing and Insuring lease agreement for a term to be agreed.

INCENTIVES:

The landlord is willing to offer an initial rent-free period to assist any new tenant with their fit-out of the premises.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £36,400 per annum.



Property Details

PROPOSAL:

All proposals to lease the premises should be directed to towards the sole leasing agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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