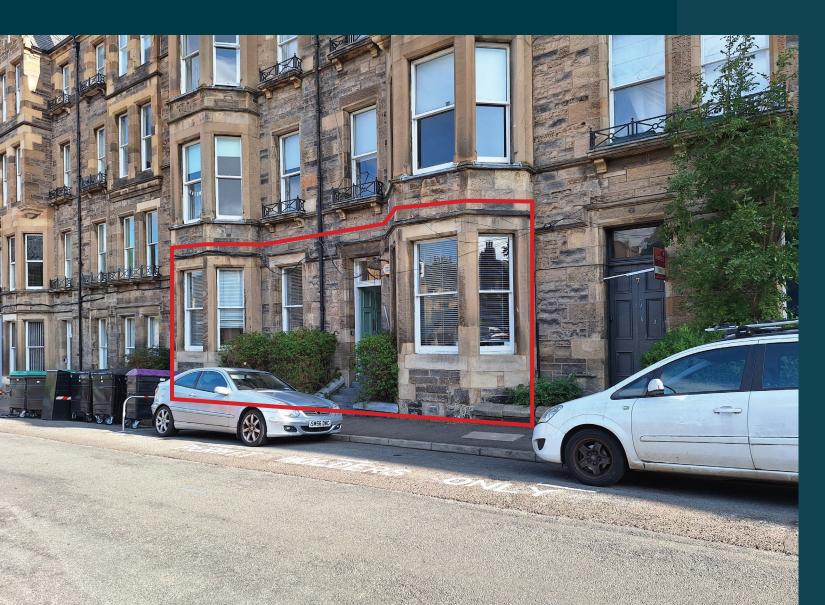
# DM HALL

# To Let Office



### 5 Leamington Terrace, Edinburgh, EH10 4JW

# 161 SQ M 1,733 SQ FT

## **Property Details**

- Cellular office premises
- Access to rear garden
- 1,734 Sq ft (161 sq m)
- Offers over £28,000 per annum

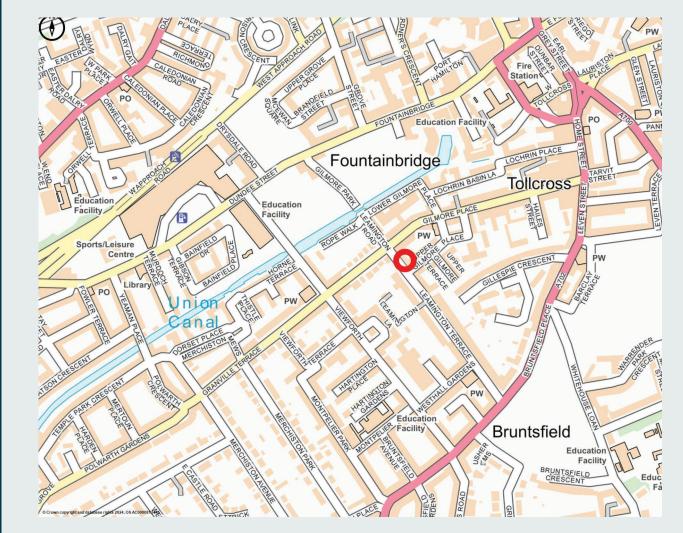
#### LOCATION:

The subjects are located within the Bruntsfield area of Edinburgh, just 1.5 miles southwest of the city centre. The subjects are easily accessible being a 15-minute walk from Haymarket Train Station with main arterial routes connecting the city centre to the Edinburgh Bypass and beyond. Nearby occupiers include the Moxy Hotel, Tuk Tuk Indian Street Food and the Cameo Cinema.

#### **DESCRIPTION:**

The subjects comprise a ground and lower-ground floor mid-terraced office premises of sandstone construction as part of a 4-storey residential tenement building, surmounted by a pitched and slated roof incorporating dormer projections.

Internally, the subjects are currently utilised as an office space and comprises various cellular office spaces with WC located to the ground floor, with a large meeting room, kitchenette, WC and small meeting room at lower ground level. The premises benefits from access to a wellmaintained garden area to the rear.







# **Property Details**

#### **ENERGY PERFORMANCE:**

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

#### **NON-DOMESTIC RATES:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £15,800.

#### **ACCOMODATION & FLOOR PLANS:**

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

Ground Floor NIA:	118.86 sqm	(1,279.5 sqft)
Lower Ground Floor NIA:	42.2 sqm	(454 sqft)
TOTAL NIA:	161.06 sqm	(1,733.7 sqft)

#### **PROPOSAL:**

Office available to let at offers over £28,000 per annum.

All prices quoted are exclusive of VAT which may be chargeable.

#### **LEGAL COSTS:**

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

#### **VIEWING ARRANGEMENTS:**

VAT:

Strictly by contacting the sole letting agents.

### Make an enquiry

contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors

Justin Akugbo

Oliver Lawson

DM Hall Commercial 17 Corstorphine Road Murrayburgh House Edinburgh, EH12 6DD

0131 624 6130

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PROPERTY REF: ESA

DATE OF PUBLICATION: SEPTEMBER 2024