

# DM HALL

To Let

Office

5 Leamington Terrace,  
Edinburgh,  
EH10 4JW



161 SQ M  
1,733 SQ FT

# Property Details

- City centre office premises
- Access to rear garden
- 1,734 Sq ft (161 sq m)
- Offers over £26,000 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 well-maintained garden area to the rear.



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## 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)**

**DM HALL**



Regulated by  
**RICS**

## PROPOSAL:

Available to let at £26,000 per annum.

## 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 may be chargeable.

## VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents.

## Make an enquiry

Justin Akugbo

Oliver Lawson

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

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