DMHALL

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

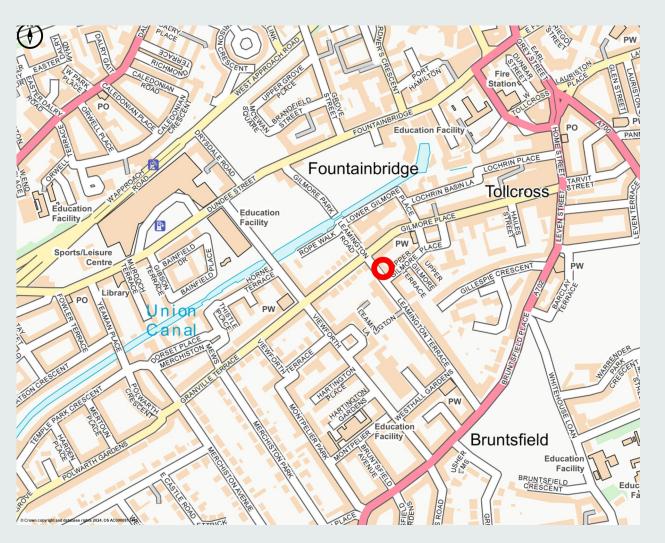
LOCATION:

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.







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:

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

0131 624 6130

edinburghagency@dmhall.co.uk

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance o d purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and nout responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors



