

DM HALL

To Let

Office/Creative
Industry Space

Granton Station,
Waterfront
Broadway,
Edinburgh,
EH5 1FU



340.28 SQ M
3,663 SQ FT

Property Details

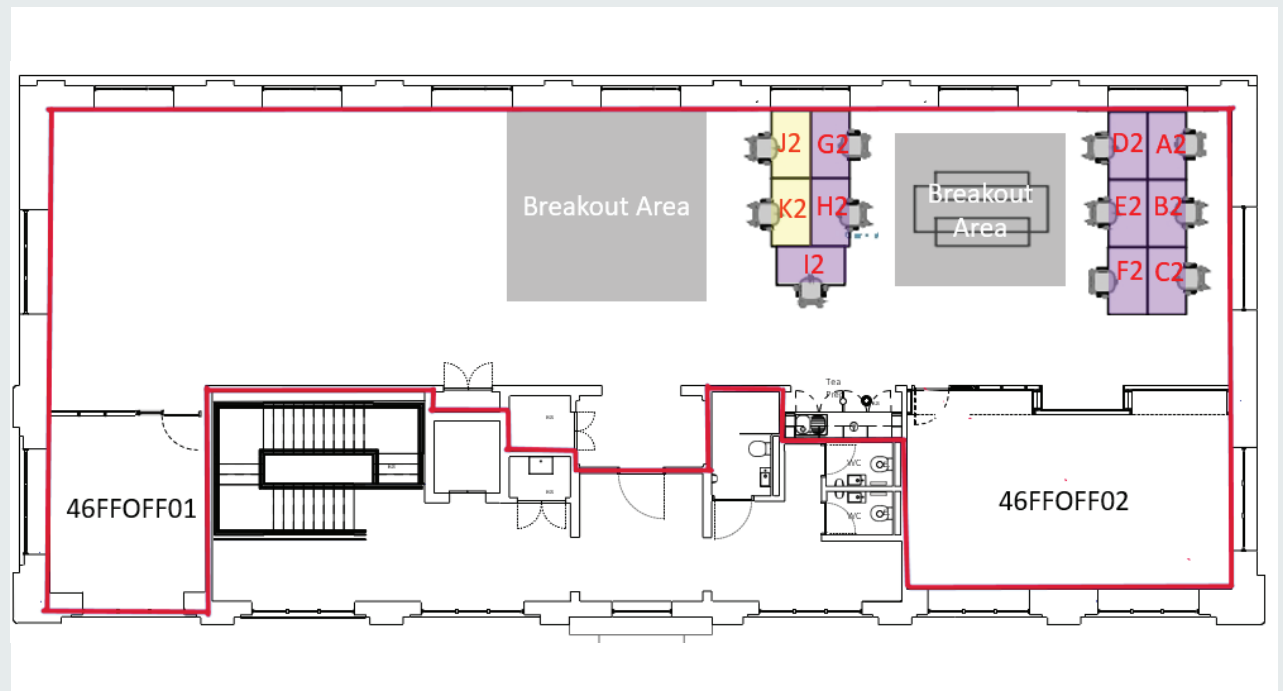
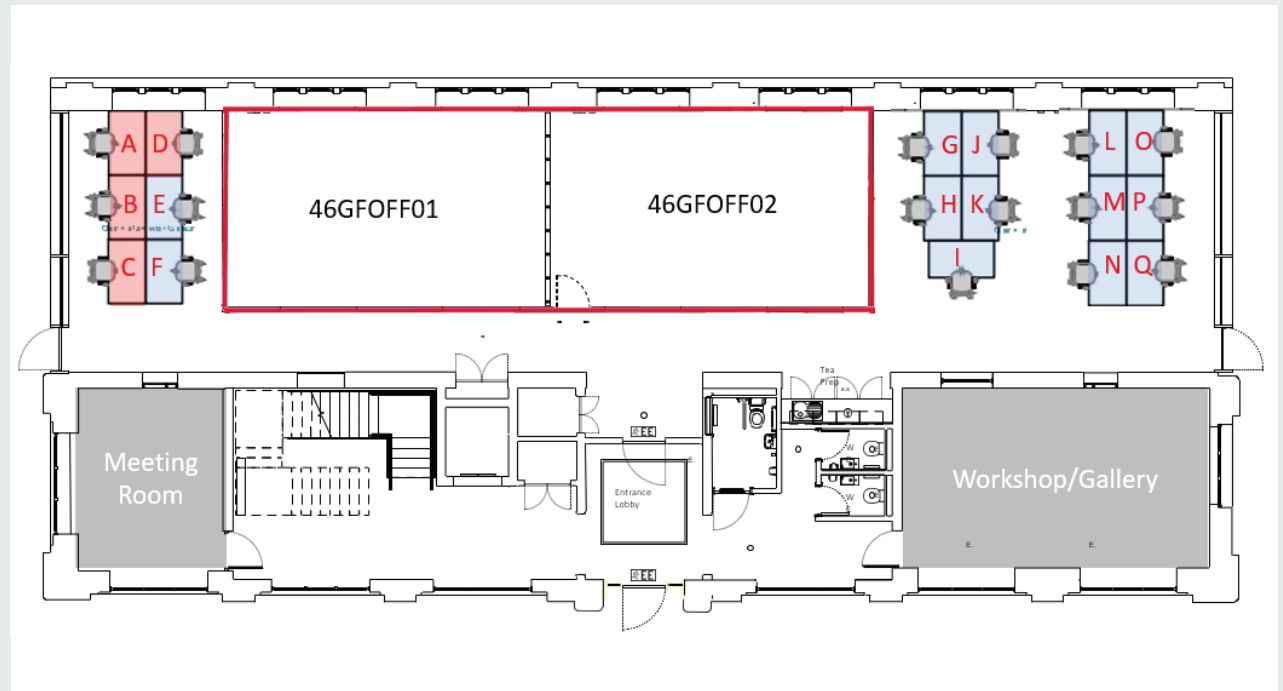
- Spectacularly renovated former Railway Station Building
- Meticulously designed with period features restored and protected
- Excellent quality internal fixtures, fittings and decorations
- All-inclusive office space available for rent on negotiable lease terms
- Situated within booming and affluent Edinburgh district of Granton
- Office space targeted towards creative industries, social/cultural enterprises and charitable organisations
- Office sizes available from 41.26 SQ M (444 SQ FT) to 257.42 SQ M (2,771 SQ FT)
- Located in close proximity to local amenities and transport links

LOCATION:

Granton is a highly popular and ever-growing district located to the north of Edinburgh's city centre, situated along the shores of the Firth of Forth.

Granton has a rich history with its development originally centred around its famous harbour and has continued to grow in popularity through the years attracting various commercial occupiers/businesses and housing developers.

The area boasts significant plans to continue further regeneration, bringing various new housing, local amenities and public spaces to the area, with the aim of creating a thriving waterfront community.



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DESCRIPTION:

The former Granton Gas Works Railway Station has recently been fully transformed, renovated and meticulously restored to create a cutting-edge creative hub/office space, targeted towards creative industries, charities and social enterprises.

Run by Wasps Studios in partnership with the City of Edinburgh Council, the various office space on offer includes, but is not limited to:

- 24/7 secure building access
- High-speed fibre broadband
- Mail handling
- Various co-working/hot-desking areas further available for extra hire
- High quality kitchenette and staff welfare facilities
- Cycle parking
- Secure lockers/storage
- Shower facilities
- Accessible passenger lift
- Ample natural light through the building
- Air source heating system

ACCOMMODATION & FLOOR AREAS :

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

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground 01	Office Space	41.60	448
Ground 02	Office Space	41.26	444
First	Office Space	257.42	2,771

RENTAL:

Our clients are seeking the following rental for the available space:

FLOOR	RENTAL
Ground 01	£7,000 per annum
Ground 02	£7,000 per annum
First	£35,000 per annum





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LEASE TERMS:

We are offering the available space on an all-inclusive basis for a lease term to be agreed — please enquire with the letting agents for further details.

SERVICE CHARGE:

There will be a service charge payable on top of the above rentals. Please enquire with the letting agents for further details.

ENERGY PERFORMANCE:

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

NON-DOMESTIC RATES:

The various areas will require to be assessed for rates purposes upon entry by the new occupiers.

LEGAL COSTS:

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

VAT:

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

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-

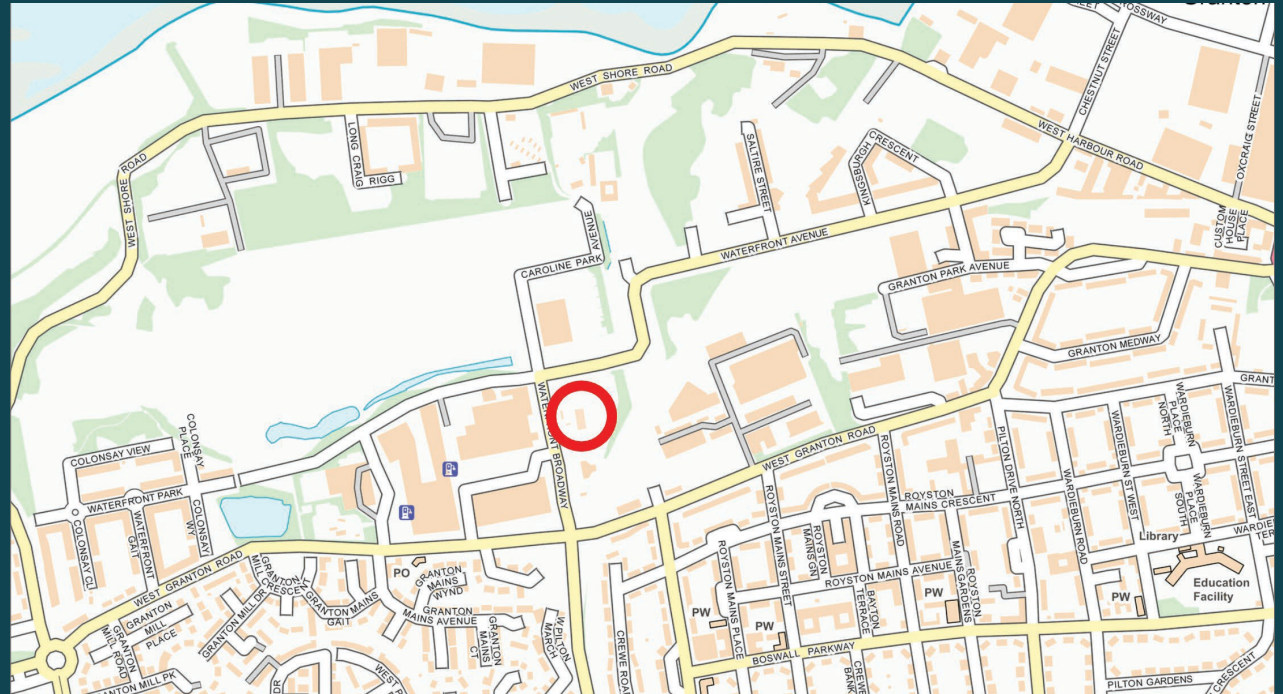
DM Hall Commercial Department
17 Corstorphine Road, Edinburgh,
EH12 6DD

0131 624 6130

DM HALL



Regulated by
RICS



Make an enquiry

DM HALL

DM Hall Commercial
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EH12 6DD

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edinburghagency@dmhall.co.uk

Oliver Lawson MSC MRICS
Harry Pattullo MSc

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