

1ST FLOOR OFFICE

- > LOCATED IN THE SLATEFORD DISTRICT OF EDINBURGH
- > **OFFERS OVER £70,000 PER ANNUM**
- > PREMISES EXTENDS TO 440.03 SQM (4,736 SQFT)
- > TURNKEY CONDITION, REFURBISHED TO HIGH STANDARD THROUGHOUT
- > BENEFITS FROM WELCOME AREA, STORES & TEA PREPARATION FACILITIES
- > DDA COMPLIANT ACCESS
- > BRIGHT OPEN PLAN SUITE WITH A VARIETY OF MEETING ROOMS & BREAK-OUT AREAS

TO LET

1ST FLOOR, 12 NEW MART ROAD, EDINBURGH, EH14 1RL

CONTACT: Emily Anderson, emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
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LOCATION

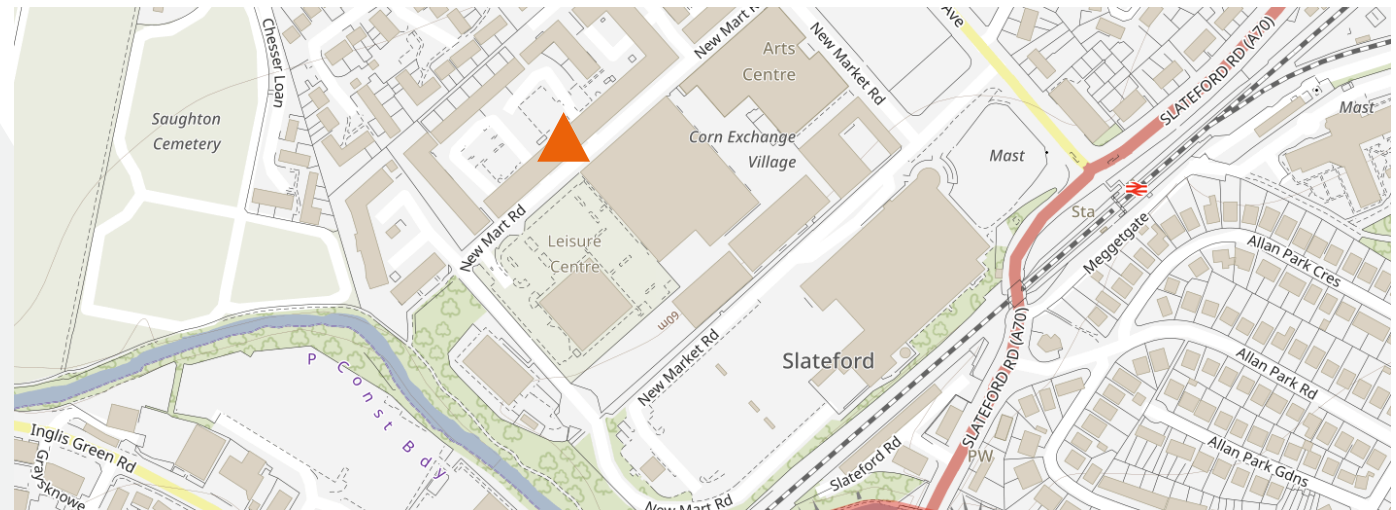
The subjects are located on the north of New Mart Road and opposite Nuffield Leisure Centre, The Corn Exchange and the O2 Academy Edinburgh. Situated approximately 4 miles south-west of Edinburgh city centre the subject is accessed just off Chesser Avenue which links Gorgie Road to the north and Lanark Road to the south.

West Edinburgh Retail Park is located approximately 200 meters from Chesser Avenue with occupiers including Marks and Spencer, Greggs, Costa Coffee, Aldi, and Home Bargains. There is an Asda Supermarket nearby as well as several office occupiers including Link Housing Association & Manor Estates, Homes for Scotland and Wheatley Group.

DESCRIPTION

The premises comprise a contemporary office arranged over the first floor of a 2 storey red brick build property. Accessible via a passenger lift or stairs the first floor benefits from a bright open plan space with various meeting rooms, break-out areas, storage cupboards, a tea preparation area, Cat 5E cabling and wet floor shower area. This collaborative working environment offers occupiers a welcoming & comfortable space with the landing offering a waiting area for guests. The suite has been refurbished to a high standard throughout limiting fit-out costs for an incoming tenant.

There are 8 allocated car parking spaces to the rear and ample additional on-street car parking spaces on New Mart Road.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
First Floor	440.03	4,736
TOTAL	440.03	4,736

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll together with the ground floor therefore the rating assessment will have to be reassessed upon entry of the new tenant. We calculate the rateable will be approximately £53,000 therefore approximately £27,000 will be payable. Please note, that a new owner or occupier of a commercial property has the right to appeal this rateable value within 6 months of the beginning of the tenancy.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however the incoming tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews at an initial rent of £70,000 per annum.

EPC

Released on application.

ANTI MONEY LAUNDERING REGULATIONS

The money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any occupiers. Once an offer has been accepted, the prospective occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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