

# TO LET

## MODERN OFFICE SUITES

Located in the desirable Barnton district of Edinburgh

Competitive quoting rent from £18.00 per square foot

Arranged over lower ground, ground & first levels, offering flexibility between 718 to 2,566 sqft.

Efficient transport links in and out of Edinburgh's city centre via Queensferry Road

Available as a whole or on a floor by floor basis

Generous car parking provision & excellent local amenities



WHAT 3 WORDS



**UNIT 4, Q COURT, 3 QUALITY STREET, EDINBURGH, EH4 5BP**

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# Location

UNIT 4, Q COURT, 3 QUALITY STREET, EDINBURGH, EH4 5BP



## Location

The subject comprises a prominent purpose-built office located on the west side of Edinburgh, specifically in the desirable Barnton district, close to Davidson's Mains. Q Court offers tenants excellent connectivity given its proximity to Queensferry Road which is the main vehicular route in and out of the city centre.

It is located near the following transport networks (travel time by car);

- Edinburgh's City Bypass (10 mins)
- M8/M9 Motorway Junctions (14 mins)
- Edinburgh International Airport (12 mins)

Davidson's Mains High Street is within 5 minutes walking distance from the office and provides excellent staff amenities with nearby occupiers including;

- Costa Coffee
- Greggs Bakery
- Tesco Metro
- Boots Pharmacy
- The Olde Inn Pub

Modern office space offering flexibility  
from 718 sqft to 2,566 sqft



Virtual Tour



# Description

UNIT 4, Q COURT, 3 QUALITY STREET, EDINBURGH, EH4 5BP



## Description

The office is arranged over the lower ground, ground & first floors of a stone-built property. The ground and first floors are accessed via the front entrance off Quality Street & the lower ground floor can be accessed via the rear car park & as such could be self-contained if let separately.

Internally, the modern office provides bright open plan office space with meeting rooms, a board room, a tea preparation area as well as male and female WC facilities on each floor. The subjects benefit from a generous car parking allocation of 6 marked spaces as well as off-street parking nearby.

## Accommodation

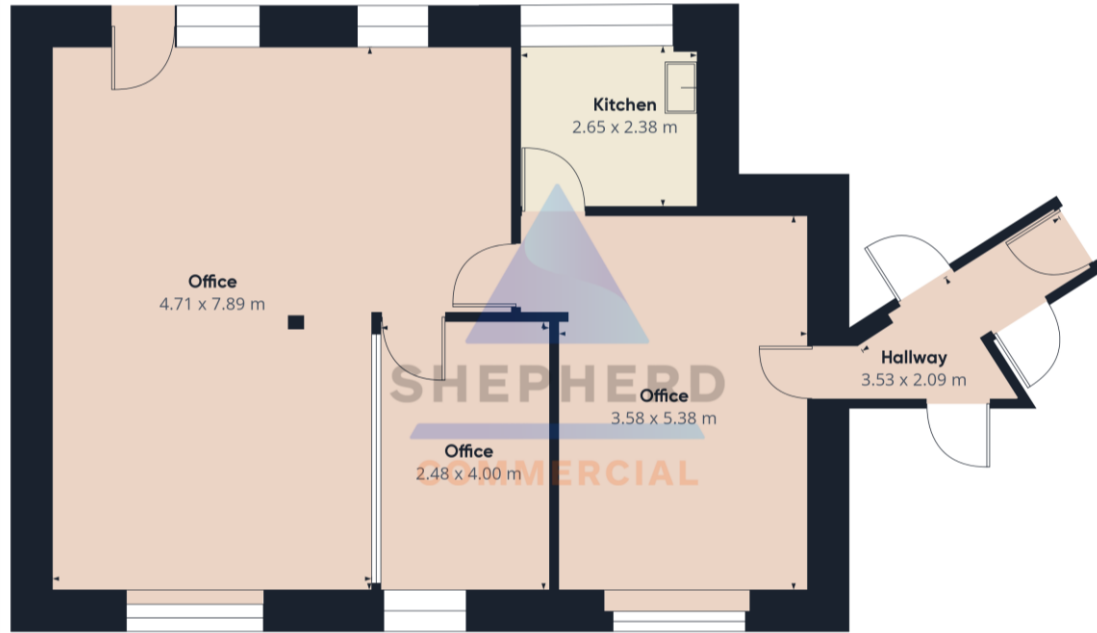
Description	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	82.14	884
Ground Floor	89.44	963
1 <sup>st</sup> Floor	66.77	718
<b>TOTAL</b>	<b>238.35</b>	<b>2,566</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

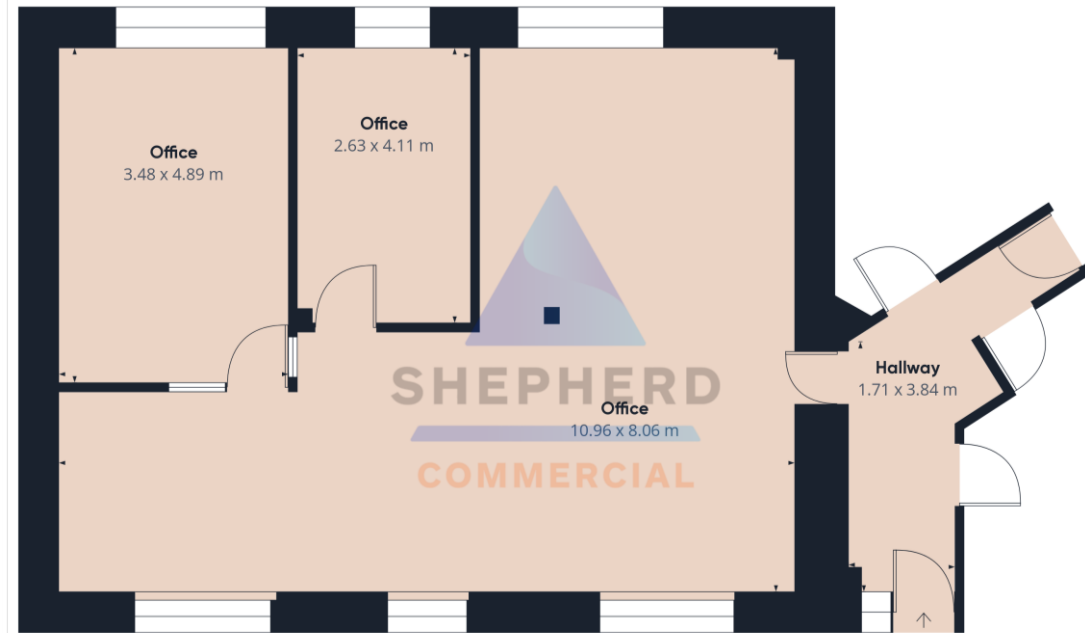


# Floor Plans

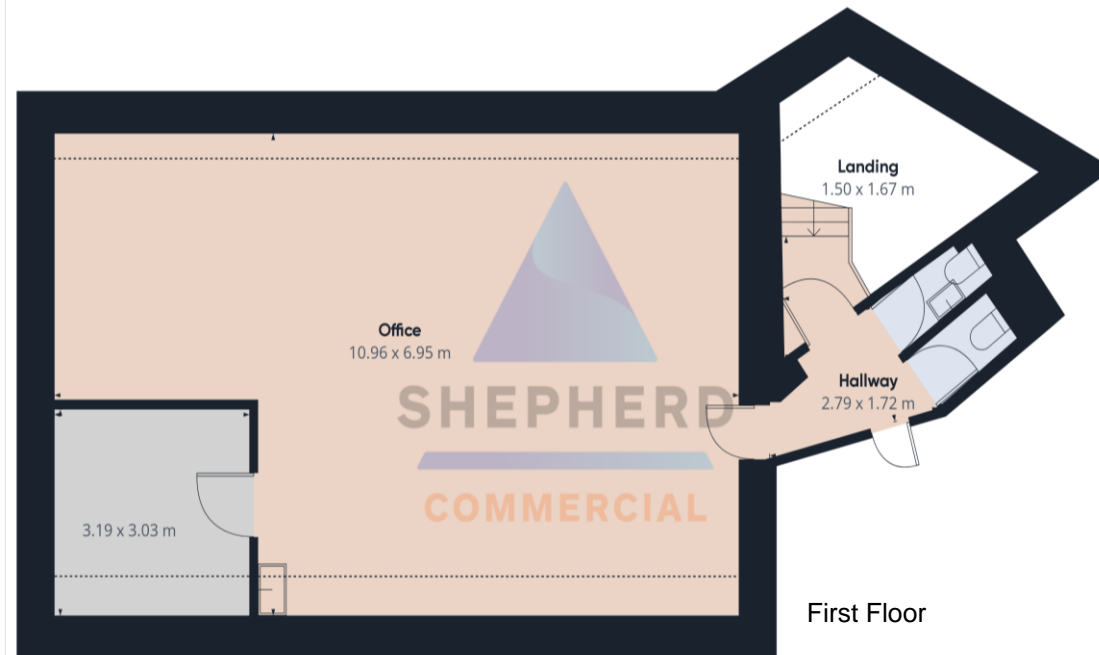
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Lower Ground Floor



Ground Floor



First Floor



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Quoting rent from £18.00 per square foot.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £31,700 which results in approximately £15,787 rates payable (£6.15 per square foot).

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

The property is elected for VAT.

## Legal Costs

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



## Get in Touch

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



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **NOVEMBER 2024**