

TO LET
OFFICE

GRAHAM
SIBBALD



126/2 Calton Road,
Edinburgh, EH8 8JQ

- Situated in a prominent location on the south side of Calton Road
- Well presented self-contained office suite
- Excellent transport links within close vicinity
- The property extends to 83.28 Sq M (896 Sq Ft)
- Rental: £20,000 per annum exclusive of VAT

LOCATION

Calton Road is located a short distance from the heart of Edinburgh's Historic Old Town, but more precisely the office enjoys a prominent location on the South side of Calton Road between its junction with Lochend Close and Campbells Close.

The office benefits from being in close proximity to Waverley Square, The Arches, Princes Street, the new Edinburgh St James Quarter, St Andrews Square and The Royal Mile.

The subjects also benefit from excellent transport links being a 5-minute walk from Edinburgh's Waverley Station, which puts Glasgow, London and the rest of the UK within easy reach. The city's bus and tram network are also within easy reach with Edinburgh International Airport just a short tram ride away.

DESCRIPTION

The subjects form a ground floor office as part of a larger four storey stone and brick-built premises surmounted by a pitched and slate roof. The upper floors consist of residential dwellings.

Access can be taken via the UPVC framed and glazed entrance door fronting Calton Road, or via the rear timber framed and glazed entrance which gives access from the car park/courtyard of the development. To the front there is an external iron gate for security purposes.

Internally the subjects are well presented and provide open plan office accommodation currently utilised by an architect's firm.

There are 2 w/cs and a further tea preparation area. Artificial light is provided by a mixture of LED strip lights and spot lights

dependent upon location. Natural light is provided through the glazed doors and benefits from dual aspect windows including the large full height window to the front. This also benefits from external timber shuttering.

The unit further benefits from 2 car parking spaces in a tandem nature within the shared garage just off the courtyard.

ACCOMMODATION

The subjects have been measured in accordance with the RICS code of Measuring Practice 6th edition on a Net Internal Area basis:

Floor	Sq M	Sq Ft
Ground Floor	83.28	896

EPC

The Energy Performance Certificate can be made available upon request.

RENT

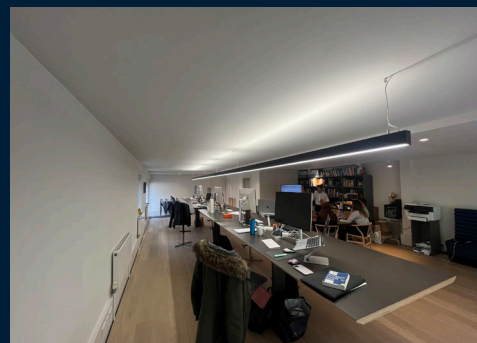
We are seeking offers over £20,000 per annum.

RATEABLE VALUE

With reference to the Scottish Assessors Association website we note the current rateable value to be £13,800. Therefore any prospective occupier could benefit from 25% rates relief in line with the small business bonus scheme.

LEGAL COSTS + VAT

Each party is to bear their own legal costs and the prospective occupier will be responsible for registration dues. We understand the the property is not elected to tax and therefore no VAT is currently payable upon the rent.



For any queries or to arrange a viewing, please contact —

GRAHAM SIBBALD



Ross Chinnery

Associate

ross.chinnery@g-s.co.uk

07584 061146



Murdo McAndrew

Chartered Surveyor

murdo.mcandrew@g-s.co.uk

07799 159665

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