

OFFICE

ara
Andrew Reilly Associates

**FULLY REFURBISHED SUITES
TO LET
GROUND FLOOR OFFICE SUITE**



**FEDERATION HOUSE
222 QUEENSFERRY ROAD
EDINBURGH
EH4 2BN**

34.12 SQ M (367 SQ FT)

Andrew Reilly Associates Ltd
31 Rutland Square, Edinburgh,
EH1 2BW

0131 229 9885



LOCATION:

Queensferry Road is one of the principal arterial routes into Edinburgh city centre, linking the west end to residential districts in the northwest of the city and ultimately providing connectivity to the Queensferry Crossing via the A90.

Federation House is located in Blackhall, approximately 2.5 miles west of the city centre. The location provides excellent amenities with a retail parade providing a variety of cafes, convenience stores and local traders immediately adjacent to the property and Craigmileth Retail Park is only a short walk away.

DESCRIPTION:

The vacant suite is located within a multi-occupied office building of traditional construction under a pitched, tiled roof. Situated at ground floor level the available accommodation has dedicated secure entry from the common areas and incorporates intercom access provision to the main reception area.

The accommodation is arranged over two rooms and has been decorated to a high standard, providing space for 6 – 8 people. Natural light is provided by way of a skylight and perimeter cabling provides data/broadband connectivity. Ingoing tenants will have access to a communal kitchen.

One car parking space is available in the dedicated car park to the rear of the property by separate negotiation.

ACCOMMODATION:

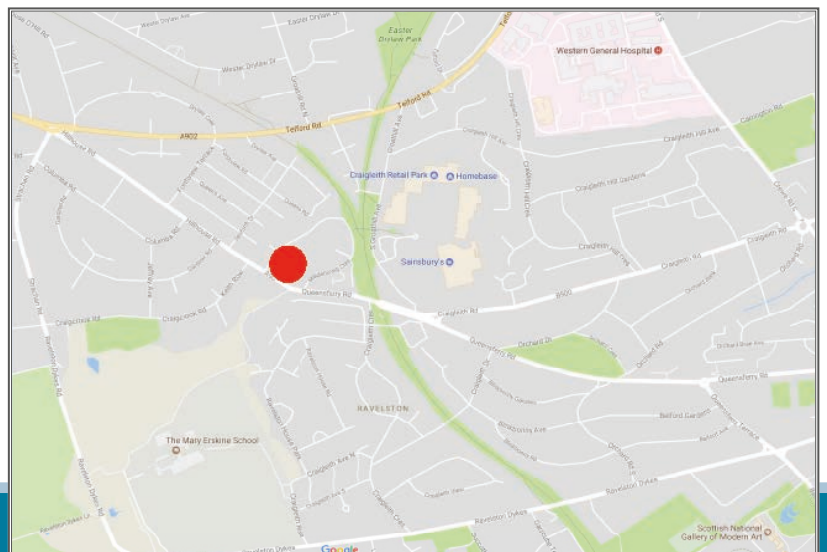
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area has been calculated as follows:

	Sq M	Sq Ft
Office Suite	34.12	367

ENERGY PERFORMANCE CERTIFICATE

The energy performance of the suite is being assessed and a copy of the EPC can be provided on request.

LEASE TERMS:



The property is available to let for a rent of £11,995 per annum for a term to be agreed.

Rental payments include all occupational costs (utilities, security, maintenance, reception etc) however the tenant will be responsible for their own data/telecoms provision and waste water charges.

Full terms are available on application to the sole letting agents.

VAT

Rents and outgoings quoted are exclusive of VAT which will be payable at the prevailing rate.

BUSINESS RATES:

The suite is listed in the Valuation Roll as an office with a rateable value of £4,900. At this level the accommodation may benefit from up to 100% rates relief.

LEGAL FEES

Each party will be responsible for their own legal fees in dealing with the transaction however the tenant will be liable in the normal manner for any recording dues, registration fees and Land and Buildings Transaction Tax.

VIEWING AND FURTHER INFORMATION:

To arrange a viewing or for further information please contact the sole letting agents:

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ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.