



Centrum House, 108-114 Dundas
Street,
Edinburgh EH3 5DQ

Modern open plan office with high
quality fit out

TO LET

3,635 Sq Ft
(338 Sq M)

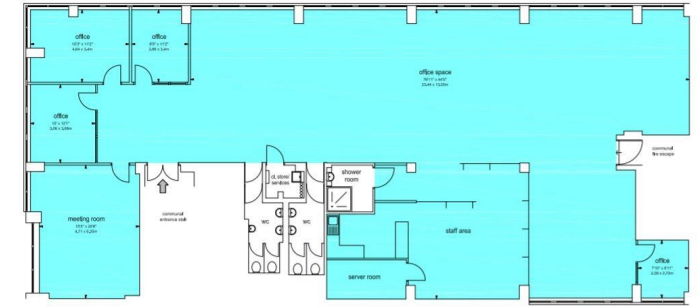
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DESCRIPTION

Centrum House is modern multi let office building. The second floor office suite comprises a large open plan working area, several individual offices and meeting rooms, kitchen/ break out area and dedicated toilet and shower facilities.

Specification includes: Raised access floor with power and data floor boxes; suspended ceiling with modern recessed light fittings, Gas Central Heating and Air Conditioning.

- ✓ Turn Key Office Solution
- ✓ Air Conditioning
- ✓ Raised access floor with power and data cabling
- ✓ 3 secure car parking spaces and cycle storage
- ✓ Dedicated toilets and shower
- ✓ Lift access
- ✓ Flexible lease term
- ✓ Excellent surrounding amenities



second floor plan 150 @A1



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	3,635	338

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The property has Rateable Value of £41,400. The 2020/21 Rate poundage applicable is 49.8 pence in the pound.

TERMS

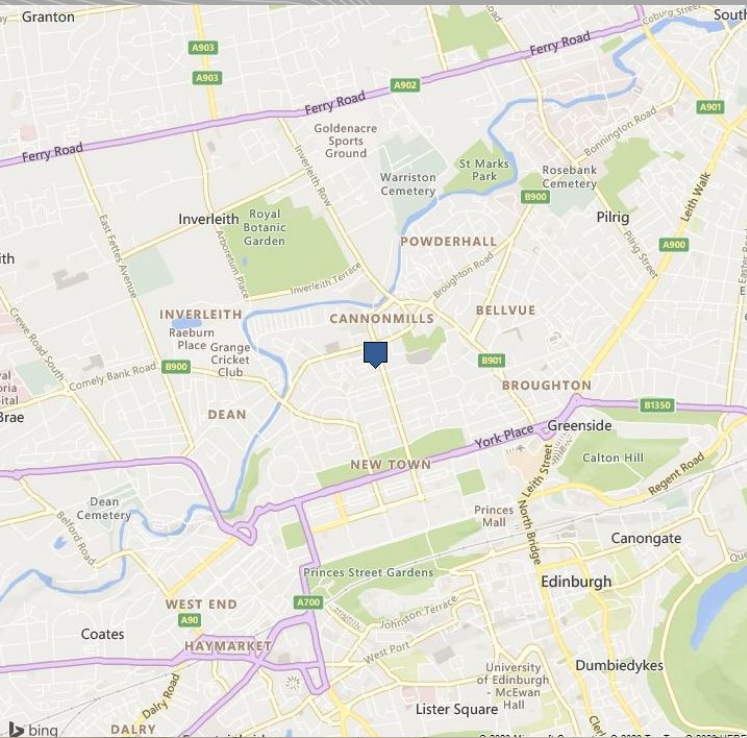
A flexible sub lease is available for a term to be agreed at a passing rent of £51,500 per annum.

EPC The property has a EPC rating of D.



Virtual Viewing
PLAY VIDEO

Centrum House, 108-114 Dundas Street, Edinburgh EH3 5DQ



LOCATION

Centrum House is located on the west side of Dundas Street, intersected by Fettes Row to the south and Henderson Row to the north. The area is served by a wide variety of high quality cafes, bars and restaurants and excellent transport connections. The property is approximately a 10 minute walk to the nearest tram halt and 15 minute walk to Waverley train station.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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