

OFFICE

ara
Andrew Reilly Associates

**FULLY REFURBISHED SUITES
TO LET
SELF-CONTAINED OFFICE SUITE**



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

101.86 SQ M (1,096 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 Craighleith Retail Park is only a short walk away.

DESCRIPTION:

The suite is located within a multi-occupied office building of traditional construction under a pitched, tiled roof. Situated at first 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 comprised of seven cellular offices around a central corridor and provides modern accommodation suitable for a variety of occupiers. Ingoing occupiers will have use of the various communal kitchen facilities within Federation House and 4 spaces within the private car park at the rear of the property are included with the suite.

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 | 101.86 | 1,096 |

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 at an all-inclusive rent of £23,000 per annum for a term to be agreed and incorporates all occupational costs, including 4 car spaces. Tenants will be responsible for data/telecoms, business rates, waste water/drainage and contents insurance.

Full details 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 individual offices are listed separately for non-domestic rating purposes with a total rateable value of £15,300. The suite may therefore qualify for business 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.

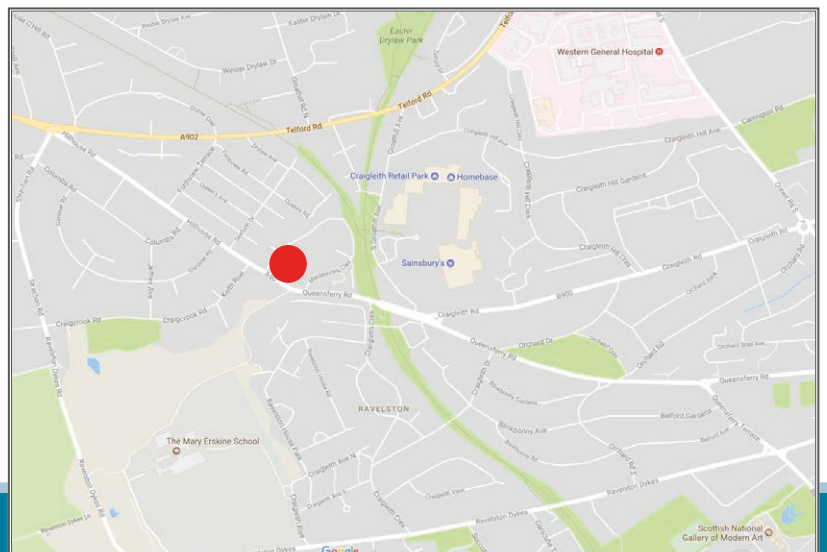
VIEWING AND FURTHER INFORMATION:

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

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Edinburgh
EH1 2BW

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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.