

TO LET

Office Suite



2nd Floor, 65 Haymarket Terrace Edinburgh, EH12 5HD

Preliminary Details

- Prominent landmark building
- Modern open plan office accommodation
- Close proximity to Haymarket Transport HUB
- Dedicated parking



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2 Castle Terrace, Edinburgh, EH1 2EL

2ND FLOOR 65 HAYMARKET TERRACE, EDINBURGH, EH12 5HD



Preliminary Details

Location

65 Haymarket Terrace is located immediately adjacent to Edinburgh's public transport HUB at Haymarket, providing access to the mainline rail services, together with links to Edinburgh International Airport via the tram. In addition Haymarket Terrace is one of Edinburgh's main bus routes into the city centre.

The Haymarket area is set to undergo a significant transformation in the next 3-5 years with significant levels of commercial development already underway.

Haymarket 1 is due for completion in 2023 and new occupiers include; Baillie Gifford, Shepherd & Wedderburn, Capricorn Energy, Deloitte, Shoosmiths and Dentons. The mixed-use development will also benefit from a new hotel.

Location Plan



Description

65 Haymarket Terrace is a prominent office building within Edinburgh city centre projecting a strong identity on a landmark site, with views towards the new The Haymarket development and Pentland Hills to the south.

The building is over 6 floors providing high quality open plan accommodation.

The 2nd floor currently benefits from the following specification:

- 2 x 13-person passenger lifts.
- 4 pipe fan coil air conditioning.
- Metal suspended ceiling.
- LG3 category two lighting.
- Male, female and disabled toilets.
- Building management system serving all M&E services.
- DDA compliant.
- Onsite commissionaire.
- Bike store

Accommodation

The suite will be measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Basis on completion of the landlords' proposed works. The estimated floor area is currently as follows:

Description	Size (Sq. M.)	Size (Sq. Ft.)
Second Floor	743.22	8,000

EPC

The property benefits from the following Energy Performance Certificate rating: BCB

Lease Terms

The accommodation is available to let on a new Full Repairing & Insuring (FRI) lease.

Rateable Value

We have been informed by the Lothian Valuations Joint Board that the premises will be required to be re-assessed, as the current entry is for two separate suites.

Should you wish to make your own enquiries please contact Lothian Valuations Joint Board on 0131 344 2500 or enquiries@lothian-vjb.gov.uk

Entry

The suite will be available for occupation Summer 2023.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

VAT

All prices and premiums are quoted exclusive of VAT.

Viewing

Viewing of the property and any further information can be provided by the sole letting agent.



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Partner

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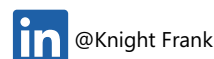
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