

TO LET OFFICES

EDINBURGH OFFICE BUSINESS CENTRE

16-26 FORTH STREET, EDINBURGH, EH1 3LH



- EAST END OF CITY CENTRE
- PURPOSE DESIGNED / SERVICED OFFICES
- ALL INCLUSIVE TERMS
- FROM 3-12 MONTH RENEWABLE CONTRACTS

Location:

The street plan attached shows the subjects in relation to Edinburgh city centre. Forth Street is a quiet but central location offering buildings of a traditional Georgian style.

The location is well serviced by public transport with bus services available in Leith Street and York Place, plus Waverley Rail Station lying within a mile of the subjects. Waverley connects with commuter locations in east and central Scotland. There is a quarter hourly service to Glasgow's Queen Street station.

The surrounding area is an important office location housing the HQ's of Royal Bank of Scotland and Baillie Gifford stockbrokers.

Forth Street is close to both local and city centre shopping in Leith Street and Broughton Street including health food, fresh food, cafes and restaurants. Within ½ mile of the subjects, lies the St James Centre, Multrees Walk and the east end of Princes Street. These locations include major stores such as John Lewis, Harvey Nichols and Jenners.

Description:

The accommodation comprises modernised offices plus shared reception facility at 16 Forth Street.

The individual rooms are of high specification. There are individual access doors and entry facilities within each terraced building. In addition meeting rooms and conference facilities are available.

Layout plans of the offices and meeting / conference facilities are available. Whilst no car parking is available on site there are 12 metered bays adjacent to the subjects. In addition, there are car parks, under separate ownership, nearby.

Specification:

The accommodation is fully furnished with desks, cabinets and telephones ready for immediate access. The image shows a 3 desk room.

Facilities within the licence fee include heating, power, cleaning, buildings insurance, reception, kitchen facilities, individual room security and Local Authority rates.

The telephone service provides direct dial to office, which can be switched to reception as required. Messages will be emailed or notes retained at reception. Cabling for high speed internet services are provided to all rooms.

Rates:

Rates are included in the license fee. If you are a small business, you may benefit from the Scottish Government's 'Small Business Bonus Scheme' and a rebate on the license fee will be available if you manage to apply for this successfully.

Additional Services:

Meeting room and conference facilities are available at additional cost as required.

Reception and Secretarial Services:

Full secretarial service, fax, photocopying and mail facilities are available at separate cost. High speed internet services are available. These are charged as separate from the licence fee.

Licence:

Licences are for a minimum period of 3 months and a maximum period of 12 months renewable by agreement with the Landlord.

Licence Fee:

These vary depending on the size of offices, which in turn are dependent on how many desks are available. For instance rents for a 2 desk room are from £500 per month. A room for 4 desks from £900 per month.

VAT:

Rent and additional services will be subject to VAT.

Legal Costs:

No legal costs are involved nor are there any Stamp Duty or registration dues.

Entry:

Immediate.

Viewings & Further Particulars:

Apply Letting Agents.

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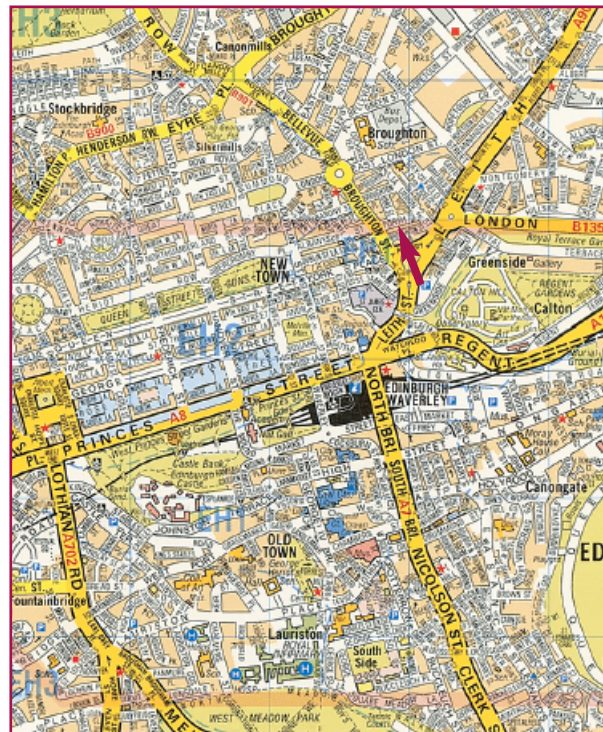
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Details prepared:

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