

TO LET OFFICE PREMISES

FIRST FLOOR, SUITE C, STANHOPE HOUSE, STANHOPE PLACE, EDINBURGH, EH12 5HH



- MODERN BUILDING
- OPEN PLAN SPACE
- WEST END - CLOSE TO HAYMARKET RAIL STATION

LOCATION

Attached is a location plan showing the subjects in relation to Edinburgh City Centre. The subjects are approximately 0.5 miles from Haymarket train station, the West End office district and all the city centre amenities. Stanhope Place is located off West Coates (A8) which is a principal arterial route from Edinburgh's West End to the Edinburgh City ByPass and motorway network beyond.

DESCRIPTION

The subjects form part of a purpose built modern office building circa 1995. The building is accessed via a shared entrance on Stanhope Street. Other occupiers include Jet Logic and Halliday Fraser Munro. There is also a rear door giving access onto the private car park.

The suite is on the first floor of this three storey purpose built office. The suite has a shared entrance hall with access from Stanhope Place. In addition, there is a separate access to rear from the private courtyard car park. The suite benefits from the following features;

- Door entry system;
- Floor boxes for computer and power cabling;
- Cat 2 lighting and electric heating;
- Double glazing;
- En suite kitchen and private toilets;
- Car spaces

ACCOMMODATION

We assess the net lettable area to be as follows;

Suite C	132.8m ²	(1429 sq ft)
Tea Prep	1.6m ²	(17 sq ft)
TOTAL	134.3m²	(1446 sq ft)

ASSESSMENT

From the Scottish Assessor's website we note that the subjects have a Rateable Value of £22,600. An incoming tenant has the right to appeal.

LEASE

The subjects are offered on a new Full Repairing and Insuring lease for a minimum period of 5 years.

PLANNING

We understand the property benefits from Class 4 (Office) consent.

RENT

£21,500pa ex VAT

SERVICE CHARGE

The tenant is liable for a proportion of overall repairs and maintenance. The budget figure for year to May 2011 is £3,472 pa excluding VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction. The tenant will be responsible for any stamp duty and registration dues incurred.

VAT

We are advised that the subjects are registered for VAT.

ENTRY

July 2011.

VIEWING AND FURTHER PARTICULARS

Apply Joint Letting Agents.

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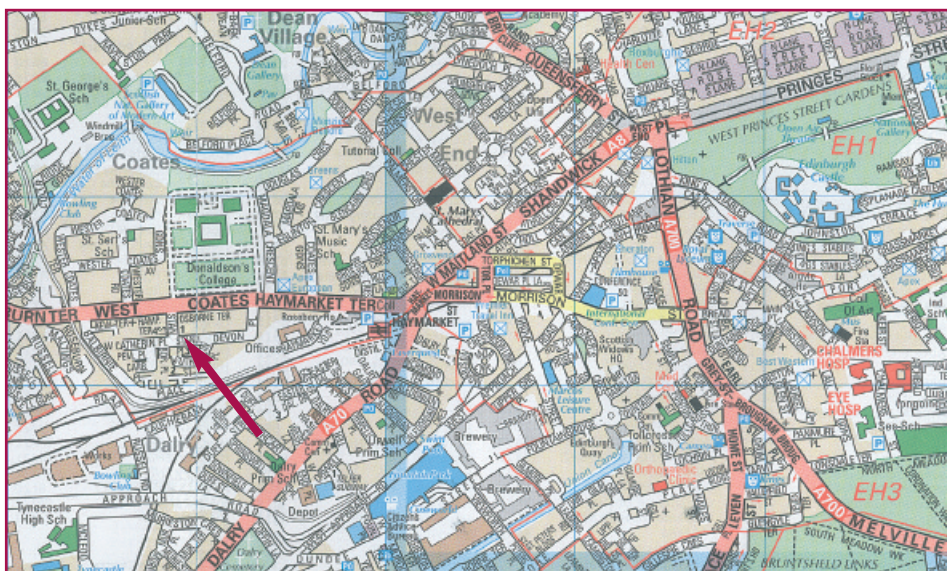
or

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DETAILS PREPARED

January 2011



MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

- 1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
- 2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.
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- 5 Any areas, measurements or distances referred to are approximate.
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