

DM HALL

To Let

Office/Studio

21 Trafalgar Street,
Edinburgh,
EH6 4DF



66.57 SQ M
716 SQ FT

Property Details

- Opportunity to occupy unique office/studio premises in desirable location
- Situated off Ferry Road within Edinburgh's popular Bonnington district
- Open plan/flexible space suitable for variety of uses
- Contained within historic C listed building
- Excellently presented throughout with original and traditional exposed steel support beam
- NIA of 66.57 SQ M (716 SQ FT)
- Offers over £16,000 per annum (exclusive of VAT)

LOCATION:

The A902 Ferry Road is located approximately 1.5m north of Edinburgh's City Centre and is surrounded by the popular districts of Leith, Bonnington, Inverleith and Trinity. Ferry Road benefits from excellent transport links and is a direct continuation of the A90 which provides access to the wider Scottish motorway network.

More specifically, the premises is situated just off Ferry Road on Trafalgar Street, directly opposite the junction of Summerhall Place, and connects with Trafalgar Lane and Pitt Street to the south.

The location of the premises can be seen on the below appended plan:

DESCRIPTION:

The subjects comprise a ground floor office/studio premises contained as part of a larger 4 storey traditional stone constructed category C listed building, contained under a flat roof. The premises is accessed via a frosted pedestrian entrance door to the left hand-side with a further display window located to the right, both of which are protected via electric security shutters.



Property Details

Internally, the subjects comprise an open plan office/studio space with rear base mounted kitchenette fittings and single W/C compartment. The walls are finished with plaster and paint and the ceiling was noted to have a false tiled finish incorporating recessed fluorescent box tube light fittings. The premises further benefits from a unique steel painted beam that serves as both functional building support and a rare design feature.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Office/Studio /Kitchenette	66.57	716
TOTAL		66.57	716

SERVICES:

The premises benefits from a 3 phase electrical system as well as mains water and drainage.

LEASE TERMS:

The premises is available to let with an asking rental of offers over £16,000 per annum — lease duration and terms to be agreed.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is #

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,100 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



PROPOSAL:

All proposals to let should be made directly through the sole leasing agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which maybe chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

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