# DMHALL

## To Let

Second Floor Office





347.01 SQ M 3,735 SQ FT

## **Property Details**

- Second floor office premises situated in historic Leith district
- Flexible space suitable that could be easily re-configured to suit various occupier requirements
- Excellent views over the popular and bustling Leith Links
- Landlord willing to offer rent free period to assist with tenant fit-out.
- Landlord is open to discussion regarding purchase of current fixtures and fittings noted within the premises.
- Rental offers over £35,000 per annum

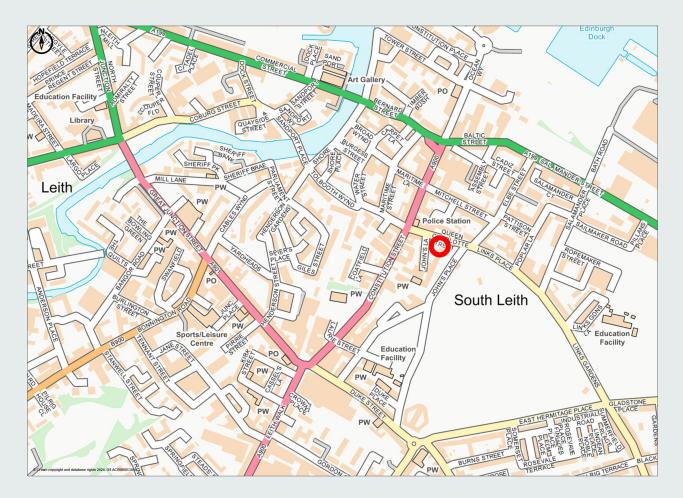
#### LOCATION:

The Leith district of Edinburgh is situated approximately 2.5 miles to the north-east of Edinburgh's City Centre. Leith is a vibrant and populated area and is well known for its bars, restaurants, traditional offices and retail presence.

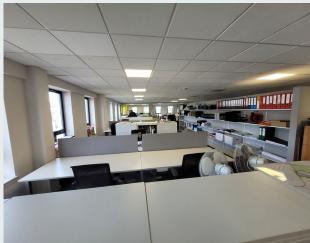
The premises is situated on John's Place, with the eastern elevation fronting John's Place itself and Leith Links, with the north elevation fronting Queen Charlotte Street.

#### **DESCRIPTION:**

The subjects comprise a second-floor office premises of stone construction with roughcast render finish, surmounted by a two-element pitched and slated roof. The subjects benefit from 2 clear parking spaces to the front of the premises within the communal car park. The subjects are accessed via a communal entrance hall at ground floor level that contains a passenger lift with accessible stair-chair provided to the lower parts of the stairs.







## **Property Details**

Internally, the subjects currently comprise a reception area with mainly open plan office accommodation and glazed partitioned meeting room, a glazed/partitioned office space and various desk areas, breakout spaces, W/C accommodation and kitchen area.

#### **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
Second	Office, reception, meeting, kitchen, storage	347.01	3,735

#### **LEASE TERMS:**

We are seeking offers over £35,000 per annum on a Full Repairing and Insuring lease agreement for a term to be agreed.

#### **INCENTIVES:**

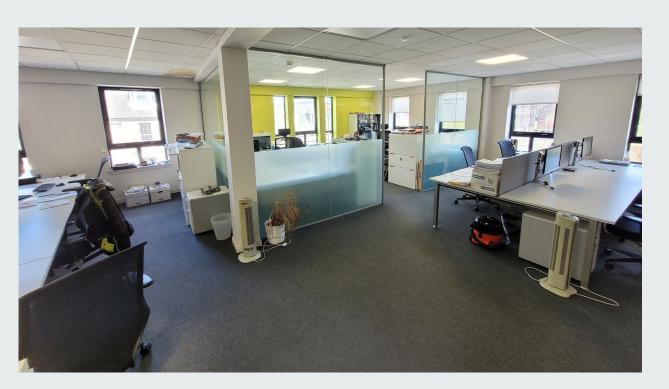
The landlord is willing to offer an initial rent-free period to assist any new tenant with their fit-out of the premises.

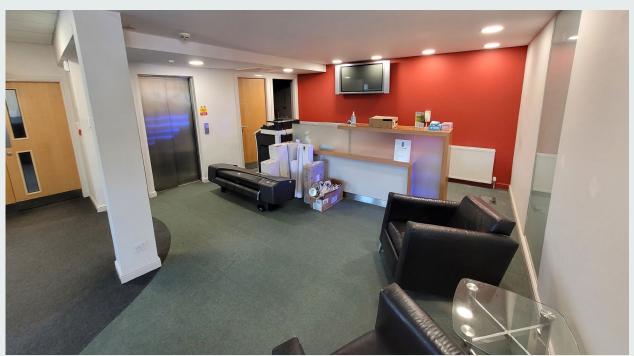
#### **ENERGY PERFORMANCE**

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 £36,400 per annum.





## Property Details

#### **PROPOSAL:**

All proposals to lease the premises should be directed to towards the sole leasing agents on the below details.

#### **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:-

#### **ANTI MONEY LAUNDERING:**

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.







### Make an enquiry

Oliver Lawson MSC MRICS Oliver.lawson@dmhall.co.uk

Harry Pattullo MSc Harry.pattullo@dmhall.co.uk

#### **DM Hall Commercial**

17 Corstorphine Road, Murrayburn House Edinburgh, EH12 6DD

0131 624 6130

ves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of illity and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as ectness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any ractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors