

# MODERN REFURBISHED OPEN PLAN WORKSPACE LOCATED ON THE SECOND FLOOR

## 8,000 SQ FT TO LET

- Prominent landmark building
- Fully refurbished 2nd floor office suite
- New end of journey facilities
- New reception
- Close proximity to Haymarket Transport HUB
- Dedicated parking

AVAILABLE  
SUMMER  
2024

# 65 HAYMARKET TERRACE



Edinburgh . EH12 5HD

# LOCATION

65 Haymarket Terrace is located immediately adjacent to Edinburgh's public transport HUB at Haymarket, providing access to 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 summer 2024 and new occupiers include; Baillie Gifford, Shepherd & Wedderburn, Deloitte, Shoosmiths and Dentons. The mixed-use development will also benefit from a new hotel.



**HAYMARKET TRAIN STATION TO GLASGOW QUEEN STREET TRAIN STATION**  
45 Minute Journey



**HAYMARKET TRAIN STATION & TRAM STOP**  
1 Minute Walk



**HAYMARKET TRAM STOP TO EDINBURGH AIRPORT**  
25 Minute Journey



**PRINCES STREET**  
15 Minute Walk



# 65 HAYMARKET TERRACE

65 Haymarket Terrace occupiers include Harper McLeod LLP, Thorntons Law LLP, BDO LLP and Analog Devices.

## FOOD & DRINK

- 01 Pomo Pizzeria
- 02 The Jolly Botanist
- 03 Nomad
- 04 Coates Cafe
- 05 Pizzologist
- 06 Hau Han
- 07 Platform 5
- 08 The Palmerston

## GYM

- 01 PureGym
- 02 F45 Training

## GROCERIES

- 01 Tesco Express
- 02 M&S Simply Food

# 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 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:



End of journey facilities



New VRV heating / cooling system



DDA compliant



2 x 13 person passenger lifts



Exposed services with raft ceiling



LED Lighting



Male, female and accessible toilets



Onsite commissioner



Building Management System serving all M&E services



# 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 landlord's proposed works. The estimated floor area is currently as follows.

DESCRIPTION	SQ M	SQ FT
Second Floor	743.22	8,000



# 65 HAYMARKET TERRACE

## EPC

D (60) this will be re-assessed on completion of the refurbishment.

## 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](mailto:enquiries@lothian-vjb.gov.uk)

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

## 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.

## AML REGULATIONS

Under both HMRC and RICS guidance, as property agents Knight Frank are obligated to undertake AML diligence for both the landlord (our client) and the tenant involved in a transaction. As such personal and or detailed information might be required before any terms are agreed or any transaction concluded.

## ENTRY

The suite will be available for occupation Summer 2024.



## VIEWING & FURTHER INFORMATION

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



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