



LEVEL ONE ANDERSON HOUSE

3,917 SQ FT (364 SQ M)

EPC A Rated office in Leith with good public transport links to the Edinburgh City Centre

8 secure car spaces (1:490 sq ft)

Secure bike parking and bike repair station

Plug & play option available - ready in 4-6 weeks

1 Breadalbane Street
Leith
Edinburgh
EH6 5JJ



LOCATION

ANDERSON HOUSE IS LOCATED IN THE VIBRANT SUBURB OF LEITH, ONLY 1.5 MILES TO THE NORTHEAST OF EDINBURGH CITY CENTRE.

Leith has seen significant redevelopment in recent years and there is a significant level of redevelopment currently underway within the immediate Bonnington area which will further reposition the location as a thriving 24-hour mixed use neighbourhood. The area is already home to a number of key occupiers including Canon Medical Research, NHS, Storm Ideas, Chase Recruitment, Pure Offices and the iconic Biscuit Factory.

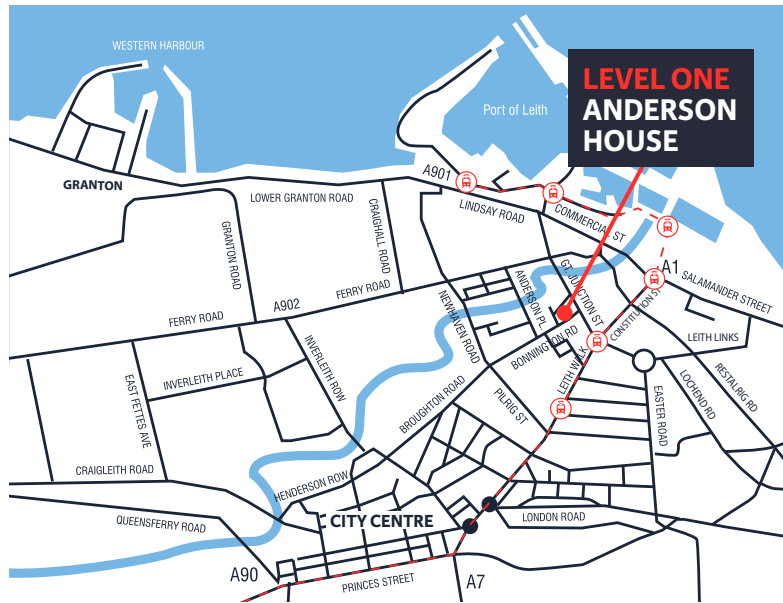
Anderson House sits within a mixed-use development comprising older converted office buildings and modern flats. Immediately off Bonnington Road, the property is accessed from both Anderson Place and Breadalbane Street ensuring the property is well located for access by car, bike, tram and bus with a plethora of commuter routes stopping within easy walking distance from the building. The nearest bus stop with a route to central Edinburgh is just 2 minutes away.



0.5 miles / 10 minute walk from two tram stops (Foot of the Walk & Balfour Street). Providing direct public transport links to the City Centre (8 mins from Balfour Street to St Andrews Square), West Edinburgh and Edinburgh International Airport (40 mins).



The location is great for cyclists and runners being close to the Water of Leith and National Cycle Routes 75 & 76.



DESCRIPTION

CONSTRUCTED IN 2002, ANDERSON HOUSE PROVIDES HIGH-QUALITY, OPEN PLAN, GRADE A OFFICE ACCOMMODATION OVER 6 FLOORS WITH SECURE UNDER-CROFT CAR AND BIKE PARKING.

The available suite is located at entrance level (level one) and has been extensively refurbished to provide the following:

- Column free open plan space
- New VRV heating and cooling system (2020)
- New metal ceiling grid incorporating new LED lighting
- Raised access floor
- High levels of natural light
- Fully carpeted including floorboxes
- Lift access
- Refurbished WC facilities (2021)
- Secure bike parking with bike repair station

ACCOMMODATION

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) to extend to the following Net Internal Area:

3,917 SQ FT / 364 SQ M

Together with 8 secure car parking spaces (1:490 sq ft).

PLUG & PLAY

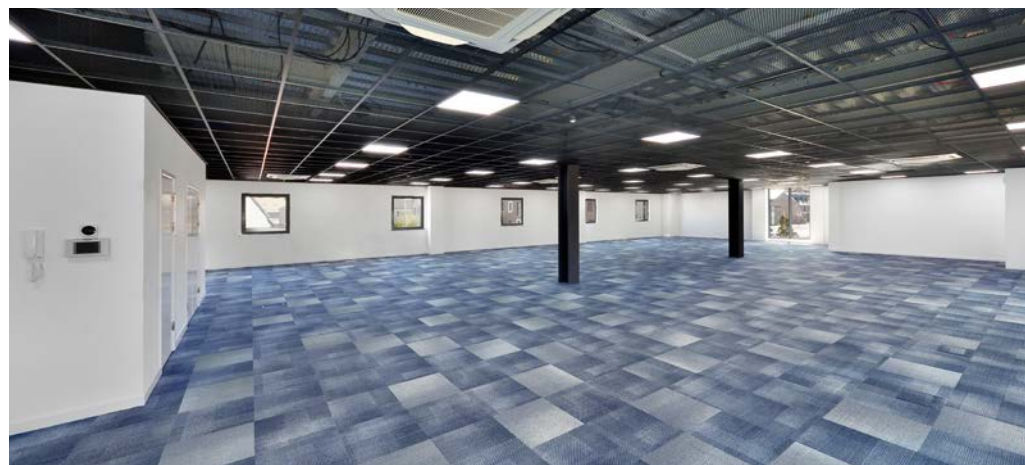
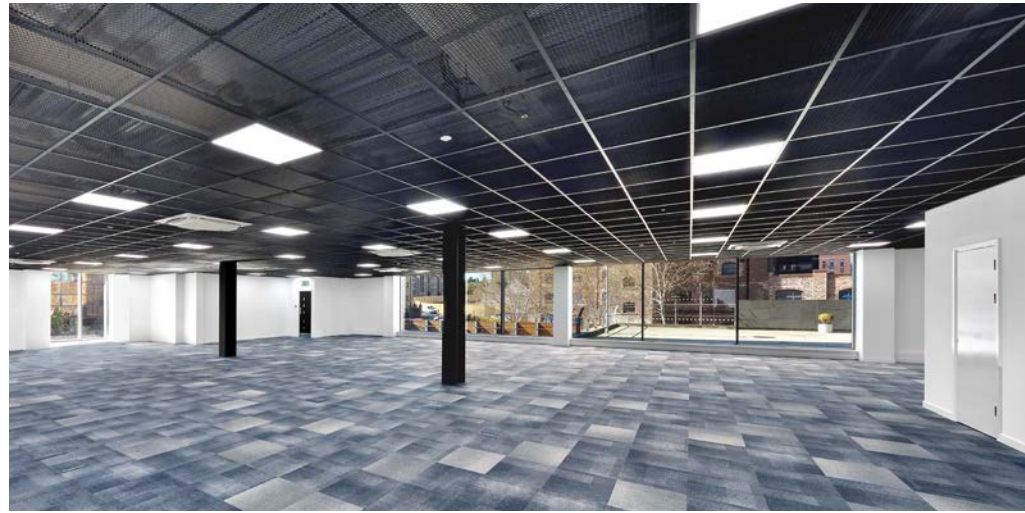
For occupiers looking for a hassle-free solution, the landlord will deliver a high quality, fully furnished fit-out which will be cabled and ready for occupation within 4-6 weeks.*

The lay-out is based on the configuration below and we would be delighted to discuss this in greater detail.

CGI SHOWING THE PROPOSED 'PLUG N' PLAY' LAYOUT



* this timeline is based on previous experience but may change subject to availability of labour and furniture supply line.



AVAILABILITY

The space is available for immediate occupation.

EPC

The property benefits from an 'A' rated EPC (07).

SERVICE CHARGE

The building benefits from a full management regime covering the common areas of the building. Further details available on request.

RATEABLE VALUE

We understand the suite has been assessed with a Rateable Value of £41,100. This results in an annual rates liability of £20,468 (2023/24).

TERMS

The space is available on full repairing and insuring lease terms for a period to be agreed. Please contact the sole letting agent for further information.



LEGAL COSTS

Each party will be responsible for their own legal costs incurred in a letting. The incoming tenant will also be responsible for the payment of any Land & Buildings Transaction Tax (LBTT), Registration Dues and VAT incurred thereon.

VIEWINGS AND FURTHER INFORMATION

Please contact the joint letting agents to arrange a viewing or to discuss further.

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**Knight
Frank**



**LEVEL ONE
ANDERSON HOUSE**

The Agents for themselves 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 the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. August 2023.