

TO LET

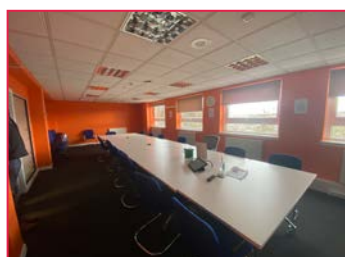
Office Suite

PRELIMINARY DETAILS



Ladywell House, Ladywell Road, Edinburgh, EH12 7TF

- Variety of suite sizes available from c. 2,000 sq ft
- Flexible Lease terms available
- A mix of cellular & open plan office accommodation
- A total of 106 car spaces
- Bike storage



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2 Castle Terrace, Edinburgh, EH1 2EL

LADYWELL HOUSE, LADYWELL ROAD, EDINBURGH, EH12 7TF

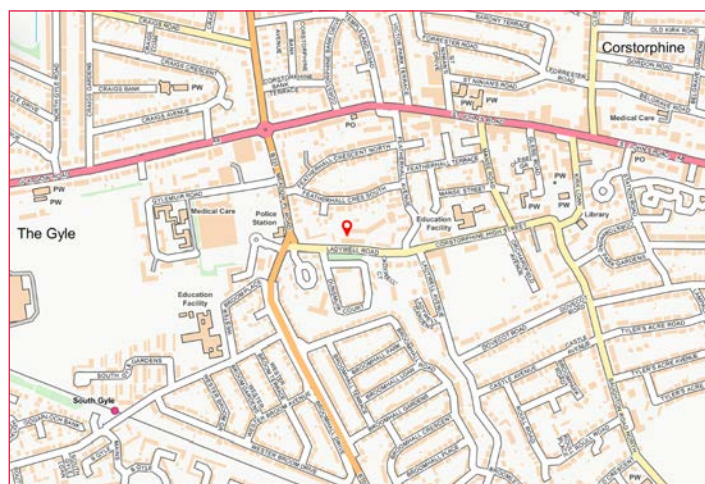


Location

Ladywell House is located approximately 4 miles west of Edinburgh city centre in the suburb of Corstorphine. Corstorphine is a popular residential suburb which benefits from an established retail and leisure infrastructure. Ladywell House is situated near a 24-hour Tesco super store and Corstorphine Retail Park, with occupiers including Lidl, Pet Smart, American Golf and McDonalds. In addition, there is a David Lloyd Centre and Edinburgh Marriott Hotel located on the Glasgow Road (A8).

The main arterial route, Glasgow Road (A8) lies immediately to the north of Ladywell House and provides easy access to the Edinburgh city by-pass (A720). Edinburgh International Airport and the Newbridge Interchange giving access to the M8 and the wider Scottish Motorway network. Edinburgh Park, Scotland's premier business park is located less than 0.5 miles to the west and is served by the local bus network, tram halt and its own railway station. Occupiers include BT, JP Morgan, Sainsbury's Bank, Diageo, and HSBC.

Location Plan



Description

Ladywell House comprises four interlinked office buildings over between two and five floors, including surface and undercroft car parking providing 106 spaces.

Phases 1 and 2 each have the benefit of a lift serving all floors and are currently fitted out as offices, providing a variety of accommodation sizes.

EPC

The property benefits from the following Energy Performance Certificate Rating: D

Lease Terms

The accommodation is available to let on a new Full Repairing & Insuring (FRI) on flexible terms.

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

Accommodation

The suites will be measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Basis. The estimated floor area is currently as follows.

Phase	Floor	Sq. M.	(Sq. Ft.)
1	Ground	440.4	4,741
	First	545.1	5,867
	Second	535.4	5,763
Sub- Total		1,520.9	16,371
2	First	552.3	5,945
	Second	542.2	5,838
	Third	542.4	5,838
	Fourth	499.0	5,371
Sub-Total		2,135.9	22,992
3	Ground	207.3	2,233
	First	207.3	2,233
	Sixth	207.3	2,233
Sub-Total		621.9	6,699
4	First	309.6	3,333
	Sub-Total		309.6
Link	Ground	30.1	324
	First	31.6	664
Sub-Total		61.7	988
Total		4,650	50,383

Entry

The suite will be available for occupation Summer 2024.

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.

VAT

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

Viewing and Further Information

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

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- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.