

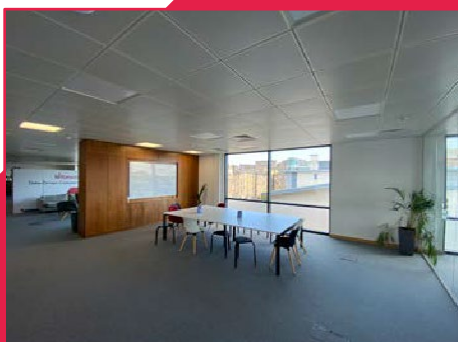
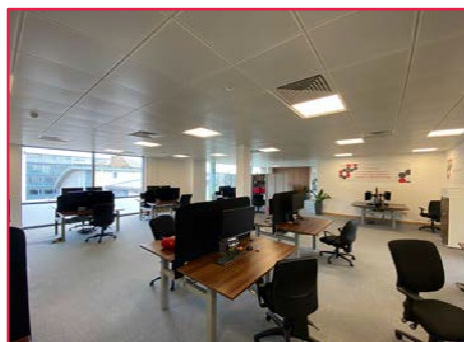
TO LET

Office Suite



Nova, Edinburgh, EH3 9QQ

- Office accommodation measuring 316.7 Sq. M. (3,409 Sq. Ft.)
- Located in the Edinburgh's prime business district
- Outstanding views of Edinburgh Castle
- Close proximity to numerous shops, restaurants, bars and retail locations
- Excellent transport links including The Haymarket transport hub for trains and trams



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2 Castle Terrace, Edinburgh, EH1 2EL

Nova, Edinburgh, EH3 9QQ



Location

Edinburgh is Scotland's capital city with a population of approximately 500,000. The city is located 45 miles east of Glasgow and benefits from an excellent communications system with transport links by road, rail and air to many of the major cities within the UK. Nova is located within Edinburgh's prime business exchange district. The property, situated on Ponton Street, benefits from a location in close proximity to a variety of restaurants, hotels and bars. There are a number of excellent transport links accessible from the subject property, with both Haymarket Station and Edinburgh's retail city centre being within walking distance. The building also benefits from proximity to a variety of retail and leisure occupiers on Lothian Road and in Fountainbridge.

Local operators including Pure Gym, BrewDog, All Bar One, the Sheraton Hotel, Tesco and Sainsbury's. In addition, a wide variety of retail outlets are provided for on Princes Street and George Street.

Description

Nova comprises modern office accommodation arranged over ground and four upper floors. The suites are accessed from a manned entrance foyer with lift access to all floors. Nova provides modern office accommodation arranged over ground and four upper floors. Internally, the property provides open plan office accommodation arranged around a central core containing the main stairwell, passenger lift, shower facilities and separate male and female W/Cs on each floor. The building is fully DDA compliant and provides disabled facilities on the ground floor. The third floor suite totals 3,409 sq ft and the current tenant fit out includes a kitchen area as well as partitioning for various separate meeting rooms and a board room. The suite currently benefits from amenities including:

- Tea prep facilities
- Meeting rooms
- Separate male and female toilets
- Raised access flooring

Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area and comprises the following areas.

Unit description	Sq. M.	Sq. Ft.
Third Floor	316.7	3,409
Total	316.7	3,409

EPC

The property benefits from the following Energy Performance Certificate Rating: D(44)

Lease Terms

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

The current lease has an expiry date of March 2025, with a passing rent of £25.50 psf.

Further information is available on request from the sole letting agent.

Rateable Value

As demonstrated by Scottish Assessors Association the rateable value of this property is as follows: £84,700

Entry

Immediate entry available subject to agreement.

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 and premiums are quoted exclusive of VAT.

Viewing

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

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