



The Stack, 1 Papermill Wynd,
Edinburgh EH7 4QL

TO LET
FOR SALE

Self-Contained Office - High Quality
Existing Fit Out

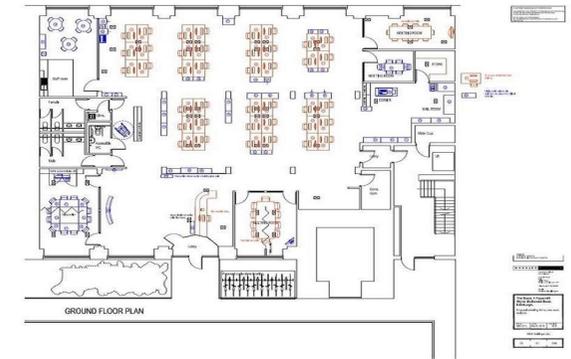
5,034 Sq Ft
(468 Sq M)

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DESCRIPTION

The Stack is a four storey converted mill building with offices on ground and first floor and there are 24 high quality residential units on the upper floors. The ground floor office suites are owner occupied by Hulley & Kirkwood and NUS. The available accommodation is located on the ground floor and provides a self-contained, open plan office suite extending to a NIA of approximately 5,034 sq ft and benefiting from a high quality existing fit out.

- ✓ Dedicated entrance
- ✓ Suspended ceiling incorporating modern light fittings
- ✓ Air conditioning
- ✓ Raised access floor
- ✓ Four full height glazed partitioned meeting rooms
- ✓ Kitchen break out area
- ✓ Dedicated male and female toilets
- ✓ 6 dedicated car parking spaces



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Part Ground Floor	5,034	468
Total	5,034	468

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value is £60,700. For business rating information please visit www.saa.gov.uk.

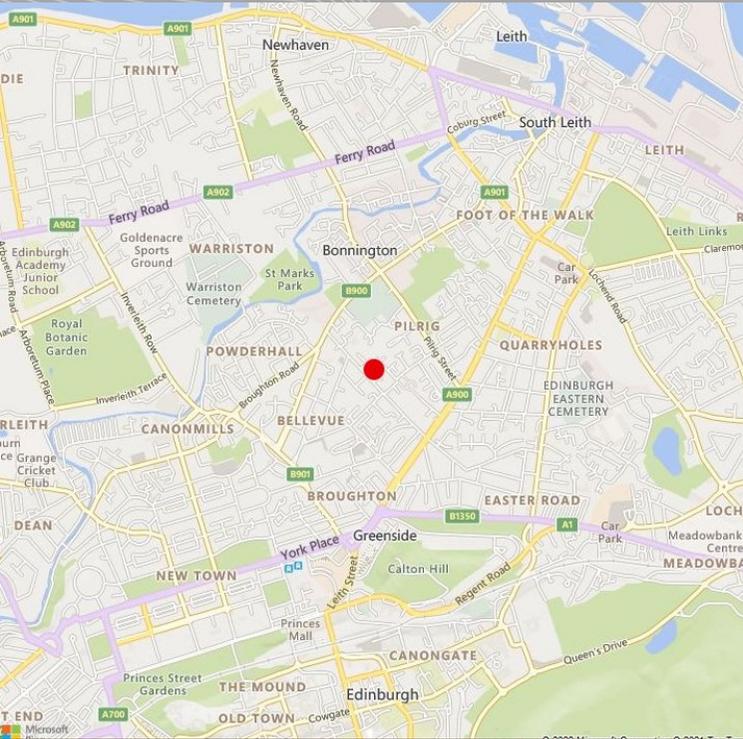
TERMS

The property is available for purchase at offers over £600,000 or lease at a rent of £70,000 per annum.

EPC

EPC rating is D.





LOCATION

Papermill Wynd runs parallel with McDonald Road, being accessed from Leith Walk, the main arterial route serving the east side of the city centre, approximately half a mile north of Edinburgh city centre. Waverley Rail Station and St Andrew Square Bus Station are 15 minutes' walk from the subjects and a number of restaurant and retail facilities are available on Leith Walk.



<https://vimeo.com/826876450/e0e9f388c4>

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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