



**Location**

3 Boroughloch Square is located to the south of Edinburgh City Centre overlooking The Meadows.

Boroughloch Square is situated off Buccleuch Street, a busy thoroughfare which connects Newington to the city centre. Close to the University of Edinburgh the locations benefits from excellent bus connections and a plethora of local amenities including bars, cafes and restaurants.

Surrounding occupiers include the University of Edinburgh, Bennets Associates and IIED.

**Description**

3 Boroughloch Square forms part of an iconic 5-storey and attic B-Listed Building overlooking the Meadows.

The office is located on the first floor of the building which is accessed from a private courtyard to the front.

The property provides open plan characterful accommodation with

attractive arched windows with shutters, exposed columns and exposed soffit ceiling finish with modern light fittings.

The existing lay-out has one meeting room and one office, in addition to the open plan space.

Boroughloch Square benefits from the following specification:

- perimeter trunking + floor boxes
- Cat 5e cabling
- Carpet finish throughout
- Shared kitchen (with 1 tenant)
- Shared WC facilities

In addition, the existing furniture could be made available.

**Accommodation**

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

| Floor   | Sq ft | Sq m |
|---------|-------|------|
| Level 1 | 850   | 79   |

The property also benefits from 2 dedicated car spaces (and one additional shared space).

**Tenure**

The suite is available via a sub-lease although it would be possible to agree a new longer lease direct with the landlord.

Our client's lease runs until 30 November 2023.

The lease incorporates a tenant only break option on the 30th September 2021.

For further information please contact:

**Peter Fraser**

+44 (0)131 469 6027

+44 (0)7702 759 149

Peter.fraser@avisonyoung.com

**0131 255 8000**  
avisonyoung.co.uk

## Rent

The passing rent is £16,000 per annum.

## Business rates

We understand that the property is assessed as follows:

**Rateable value:** £9,500

Properties with a rateable value less than £15,000 may qualify for rates relief, interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

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

## EPC

The Energy Performance Asset Rating is C. A certificate can be made available.

## VAT

VAT is applicable.

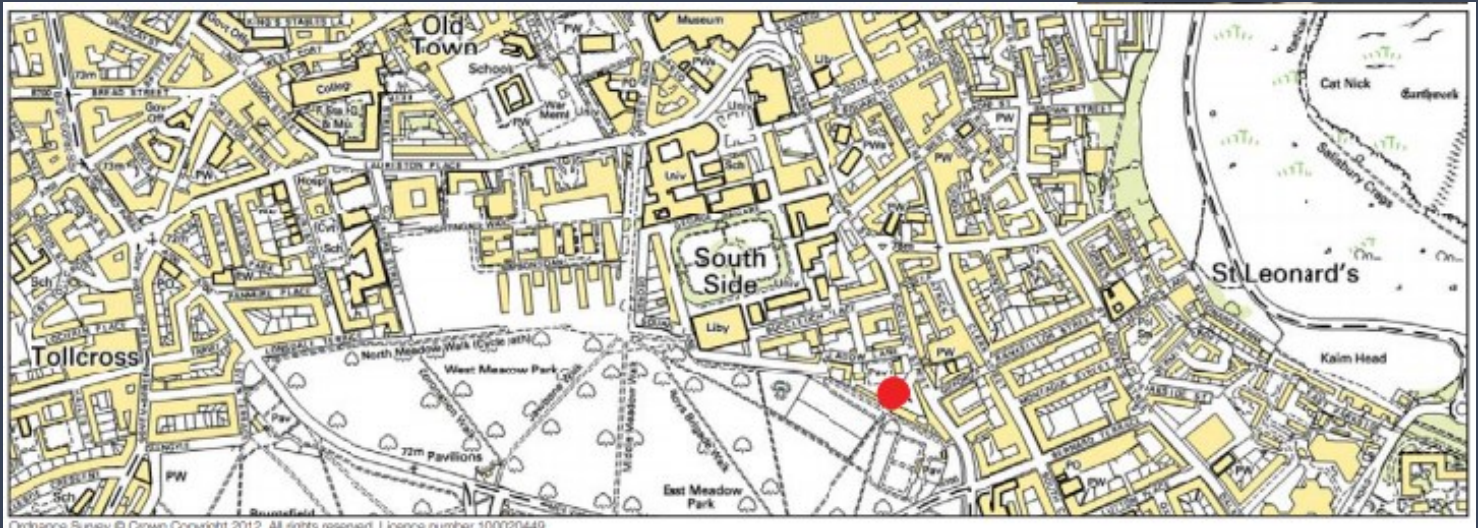
For further information please contact:

**Peter Fraser**

+44 (0)131 469 6027

+44 (0)7702 759 149

Peter.fraser@avisonyoung.com



November 2020

## Visit us online avisonyoung.co.uk

6th Floor, 40 Torphichen Street Edinburgh EH3 8JB

© Avison Young (UK) Limited. All rights reserved.

**AVISON  
YOUNG**

Avision Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avision Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avision Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avision Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avision Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.