

# FOR SALE | TO LET

# TheStack

1 PAPERMILL WYND  
MCDONALD ROAD  
EDINBURGH EH7 4QL

SELF CONTAINED OPEN PLAN MODERN OFFICE ACCOMMODATION



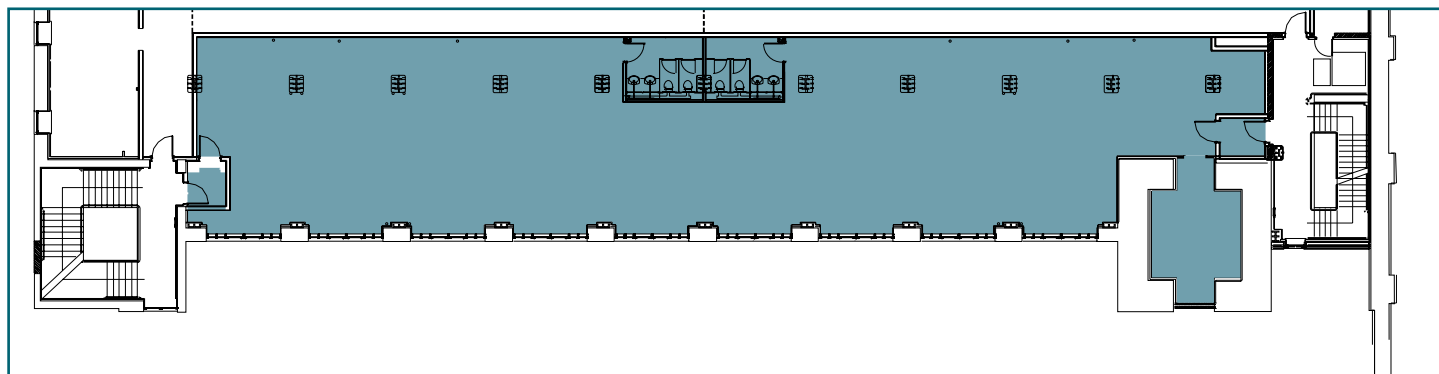
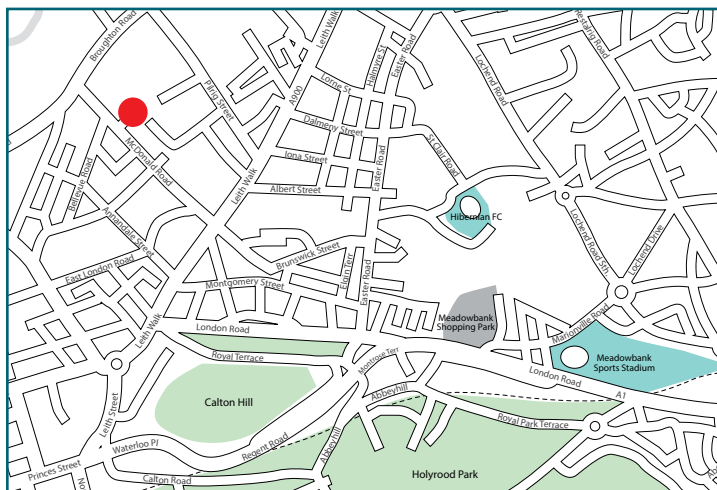
3,964 SQ FT (368.18 SQ M) WITH PARKING

## 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.

McDonald Road has witnessed significant development over recent years with a number of new offices and residential accommodation being built in the nearby vicinity.

McDonald Road is a few minutes walk from Leith Walk and Bonnington Road which has 12 bus routes running past on a regular basis. 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.



## DESCRIPTION

The Stack is a four storey converted mill building with offices on ground and part 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 1st floor which provides a self contained, open plan office suite benefiting from a specification including the following:-

- A dedicated entrance
- A suspended ceiling incorporating LG3 light fittings
- Electric heating
- A raised access floor
- DDA compliant
- Existing fit out available with Cat 5E cabling
- Dedicated male and female toilets
- Shower facility
- 2 clear spaces plus a further 4/5 blocked spaces
- External storage/bike rack

## ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and provides a net internal area of 3,964 sq ft (368.18 sq m).

## RATEABLE VALUE

The current rateable value for the accommodation is £37,200 which based on the rates poundage for 2018/2019 equates to £17,856 payable.

## ENERGY PERFORMANCE CERTIFICATE

The office suite has a rating of "D".

## TERMS

The accommodation is available to lease at £10.00 per sq ft or to purchase at offers over £450,000.

The property is VAT elected therefore VAT will be applicable on the rent or purchase price.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, although the ingoing tenant or purchaser will be liable for Land & Buildings Transaction Tax and VAT thereon.

## CONTACT

For further information or to arrange a viewing please contact the sole letting agents:

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