



eric young & co

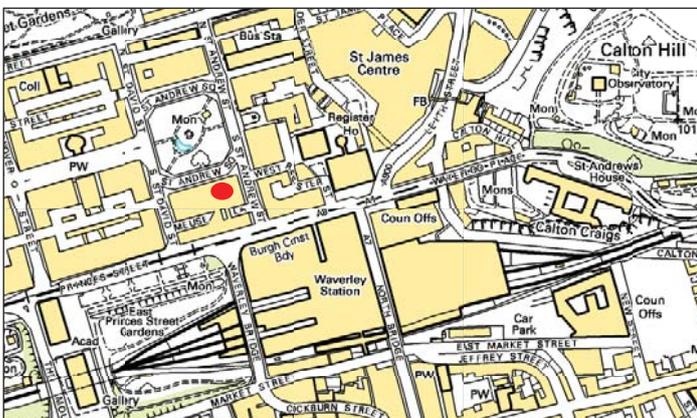
Business Space

■ experience ■ judgement ■ service ■

TO LET

4th Floor

York House
14A South St Andrew Street
Edinburgh EH2 2AZ
2,792 sq ft (259.45 sq m)



LOCATION

The subjects are located in a prime location in Edinburgh city centre, situated between Princes Street and St Andrew Square. South St Andrew Street is within close proximity to excellent facilities and amenities with new bars and restaurants such as Dishoom, Gaucho, The Ivy on St Andrew Square, recently opened Hawksmoor on West Register Street and many shops within walking distance, on Princes Street and George Street. The subjects are located adjacent to the new developments at Edinburgh Grand and The Mint Building, due for completion in 2019. There are excellent transport links in the area with Waverley Station and St Andrew Square tram halt a few minutes' walk away and there are numerous bus stops located on Princes Street. Nearby occupiers include Aberdeen Standard Investments, RBS, Stewart Investors and Rathbone Investment Management.

DESCRIPTION

The subjects have undergone a comprehensive refurbishment and provide modern, quirky, open plan space with a mezzanine floor. Once the accommodation has been refurbished it will benefit from the following specification:

- Self contained
- Existing fit out incl 2 meeting rooms
- Raised access flooring on 4th floor
- Under floor trunking on mezzanine floor
- LED strip lighting
- Dedicated male, female & disabled WCs
- Shower facilities
- Gas fired central heating
- Lift access
- DDA compliant
- Cat 5E cabling & blown cable

ACCOMMODATION

We estimate the subjects extend to the following approximate net internal areas:

4th Floor	1,483 sq ft	(137.79 sq m)
4th Floor Mezzanine	1,309 sq ft	(121.66 sq m)
Total	2,792 sq ft	(259.45 sq m)

LEASE TERMS

The subjects are available of a new full repairing and insuring lease for a term to be agreed.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£34,700**. (Each new occupier has the right of appeal against this figure). Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£16,656**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, although the incoming tenant shall be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT applicable.

DATE OF ENTRY

By arrangement.

VIEWING

Strictly by prior arrangement with the sole letting agents Eric Young & Co - 0131 226 2641.

Neil McConnachie 0131 558 5104 nmconnachie@eyco.co.uk
 Ben Campbell-Roddiss 0131 558 5114 BCampbell-Roddiss@eyco.co.uk

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 558 5101

0131 226 2641
www.eyco.co.uk



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NM/JH/ED3292

Date of preparation - 22 August 2018

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