



TO LET/MAY SELL

4 West Silvermills Lane
Edinburgh EH3 5BD

- Self contained
- Open plan, modern office
- Secure car park for at least 5 cars
- 3,540 sq ft (328.92 sq m)

Location

Silvermills is a quiet, mixed use area within the New Town of Edinburgh. Located just off Henderson Row, the property is easily accessible by car from Dundas Street and is a short walk from the city centre and Waverley train station. The area is also well served by a number of buses giving access to wider Edinburgh. With its close proximity to Stockbridge, Silvermills also benefits from an excellent number of local amenities nearby including many bars, restaurants and cafes. Surrounding office occupiers include Standard Life Aberdeen plc, Royal London and Buccleuch Estates.

Description

The subjects comprise a self contained, modern, open plan office planned over ground and two upper floors with a large secure car park to the rear. Internally the accommodation presents well and benefits from the following specification:

- Gas fired central heating
- Perimeter trunking
- Cat 5E cabling
- Ceiling mounted strip lighting
- 5 clear car parking spaces (+4 blocked spaces)
- Dedicated reception area
- Kitchen facility at ground floor
- WCs on ground and first floors
- Balcony on second floor
- Bike racks

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides a net internal area of:

Ground Floor	1,234 sq ft	(114.69 sq m)
1st Floor	1,278 sq ft	(118.70 sq m)
2nd Floor	979 sq ft	(90.98 sq m)
Storage	49 sq ft	(4.55 sq m)
Total	3,540 sq ft	(328.92 sq m)

Terms

The accommodation is available to lease or our client will consider the sale of the heritable interest. Please contact the sole letting agent for further information on lease terms or sale price.

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

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£51,300**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£25,958**.

Energy Performance Certificate

EPC Rating = D

Date of Entry

By arrangement.

Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

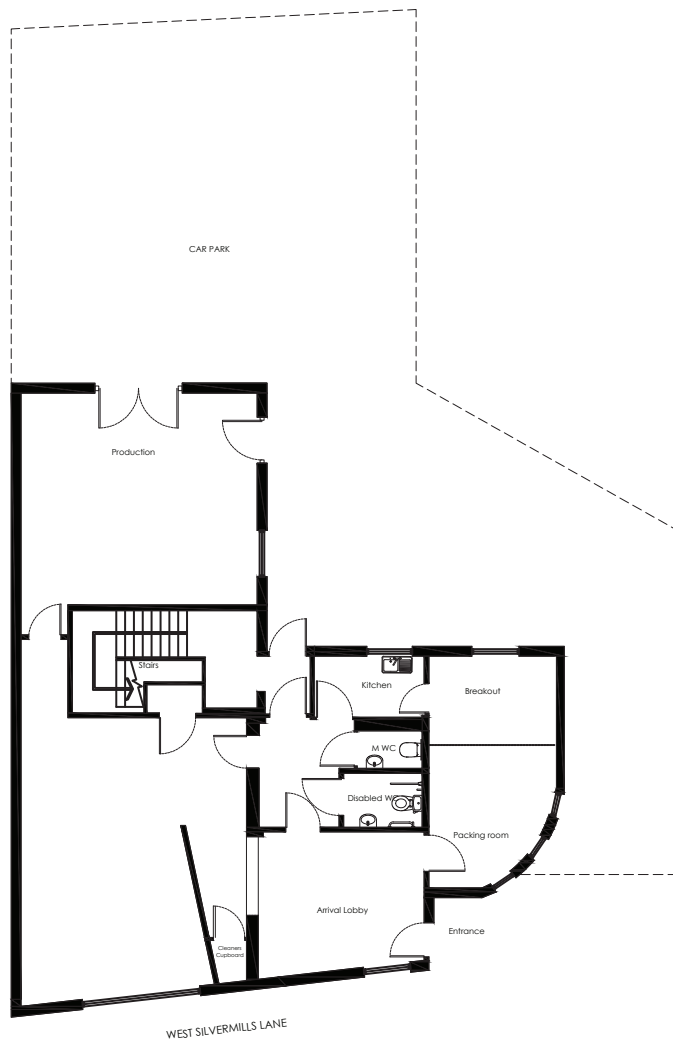
All viewings are strictly by prior arrangement with Eric Young & Co on 0131 226 2641.

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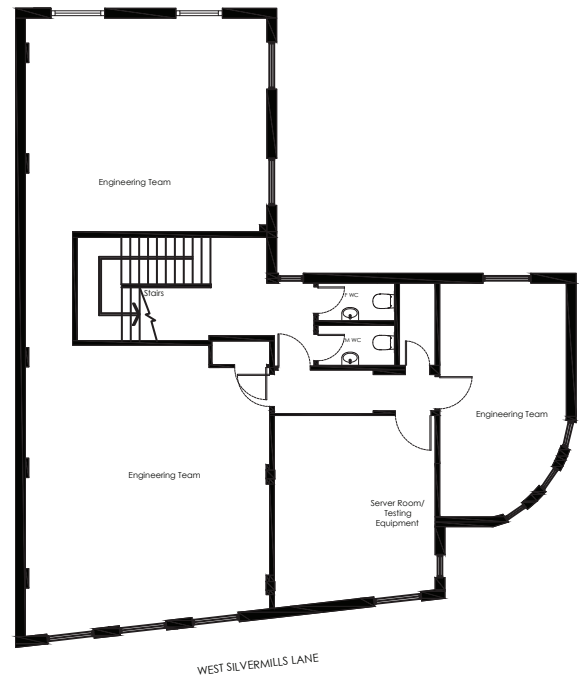


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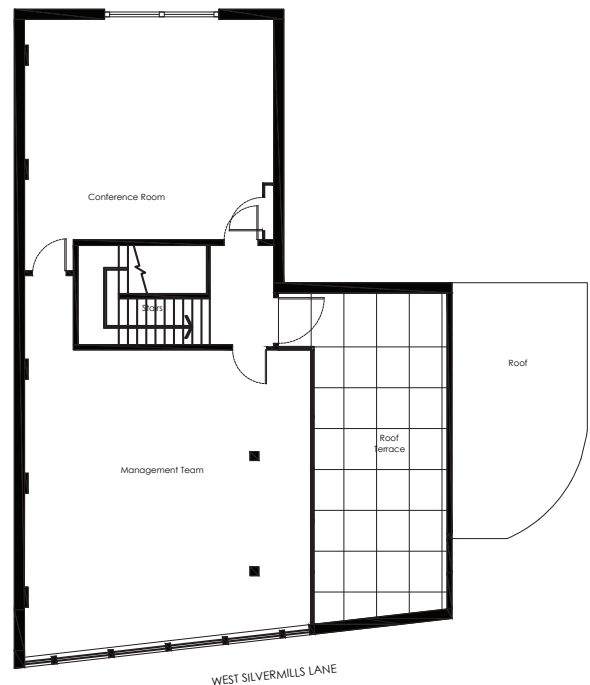
4 West Silvermills Lane, Edinburgh EH3 5BD



EXISTING GROUND FLOOR - (1:100 @ A3)



EXISTING FIRST FLOOR - (1:100 @ A3)



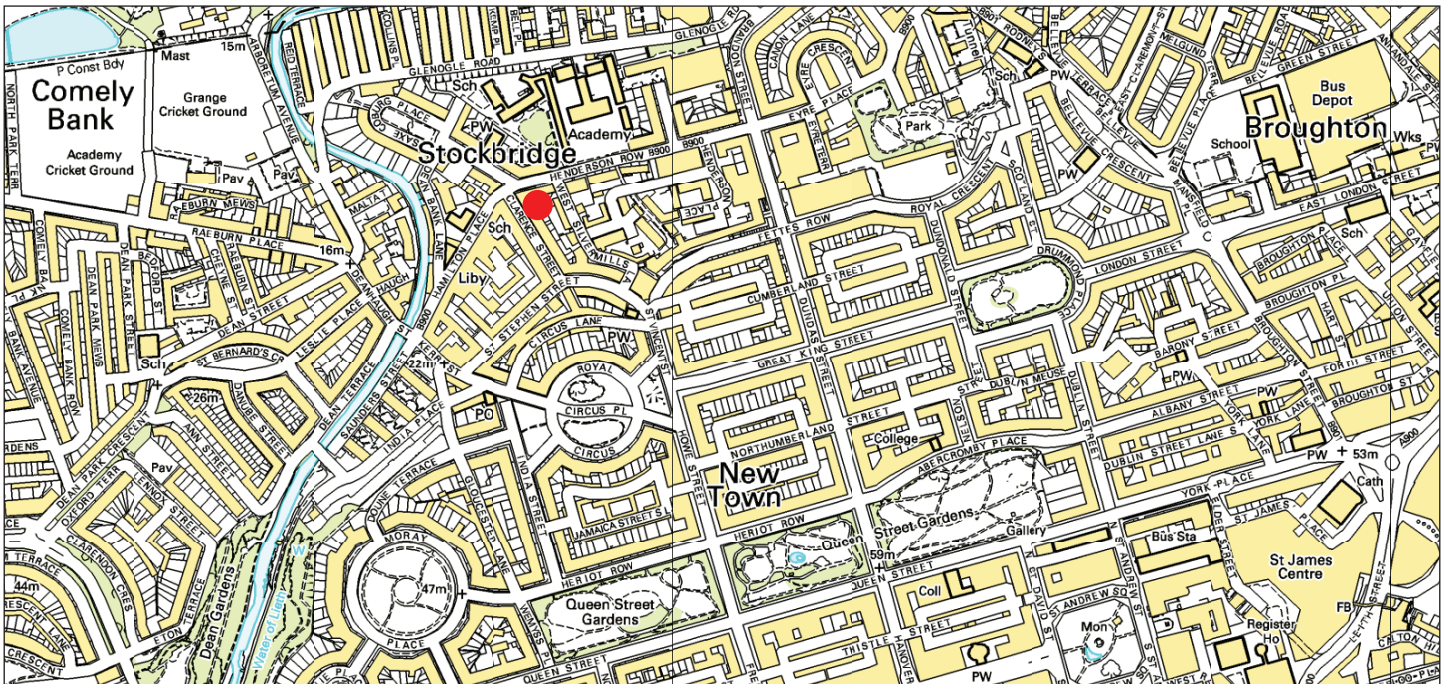
EXISTING SECOND FLOOR - (1:100 @ A3)

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Get in touch



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