



TO LET

2nd Floor, 7 Bakehouse Close
Edinburgh EH8 8DD

- High quality self contained office
- Central location
- Easy access to Waverley Station
- On site car parking

Location

Bakehouse Close is located in Edinburgh's historic Holyrood area within a few minutes walk of the Scottish Parliament, The Royal Mile and the New Town.

The location benefits from numerous retail, restaurant, and leisure facilities and the property is only 5 minutes walk from Waverley Train Station.

Other office occupiers in the area include **Citigroup, InterSystems, BBC Scotland and Rockstar North**.

Accommodation

The subjects comprise modern, open plan office accommodation on the second floor with self contained access at ground level.

In summary, the accommodation benefits from the following specification:

- Perimeter trunking
- Voice and data cabling
- Kitchen
- Dedicated toilet and shower facilities

The subjects provide the following approximate net internal area:

2nd Floor	830 sq ft	(77.06 sq m)
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In addition, up to 3 car parking spaces are available.

Lease

The accommodation is available on a new full repairing and insuring lease for a term to be agreed.

Rent

Quoting rents are available on application.

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £10,500. (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 £5,040.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

Energy Performance Certificate

EPC Rating = G

Date of Entry

By arrangement.

Legal Costs

Each party to 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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Get in touch



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Agency Rent Reviews Asset Management Rating Investment Development