



# TO LET

PRELIMINARY  
DETAILS

Dovecot Studios, 10 Infirmary Street, Edinburgh EH1 1LT

- Open plan office accommodation
- 1,978 sq ft
- On site café and gallery
- Meeting & conference facilities available

## Location

Dovecot Studios is located in the heart of Edinburgh's Old Town on the south side of Infirmary Street. This excellent office location is in close proximity to the city centre, Holyrood and the Sheriff Court on Chambers Street. The office is within easy walking distance of Waverley Railway Station and benefits from great transport links on South Bridge, the main arterial route into the city from the south side of Edinburgh, as well as great bars, restaurants, retail and cultural attractions.

## Description

This striking office space offers contemporary accommodation alongside the world's leading tapestry studio. Dovecot Studios is a landmark centre for contemporary art, craft and design, which offers exhibitions, talks, conference and meeting facilities plus an on-site café.

The extraordinary building was formerly the first public baths in Edinburgh, before being redeveloped in 2008 to provide fully accessible and versatile gallery and commercial office space. Flooded with natural light, the 2nd floor office suite is 1,978 sq ft which provides high quality, modern, open plan accommodation benefitting from:

- Ground source heat pump system providing under floor heating
- Under floor trunking for cabling
- Feature lighting
- Dedicated male, female and disabled WCs
- Shower facilities
- Lift access
- On site café
- Additional meeting rooms plus conference and catering facilities for hire

## Accommodation

The property provides the following approximate net internal area:

2nd Floor	1,978 sq ft	(183.77 sq m)
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## Lease

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed. Details of the quoting rent are available from the sole letting agent.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£30,600**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p this rateable value will result in an estimated rates liability in financial year 2019/20 of **£14,994**.

## Energy Performance Certificate

EPC Rating = C

## 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

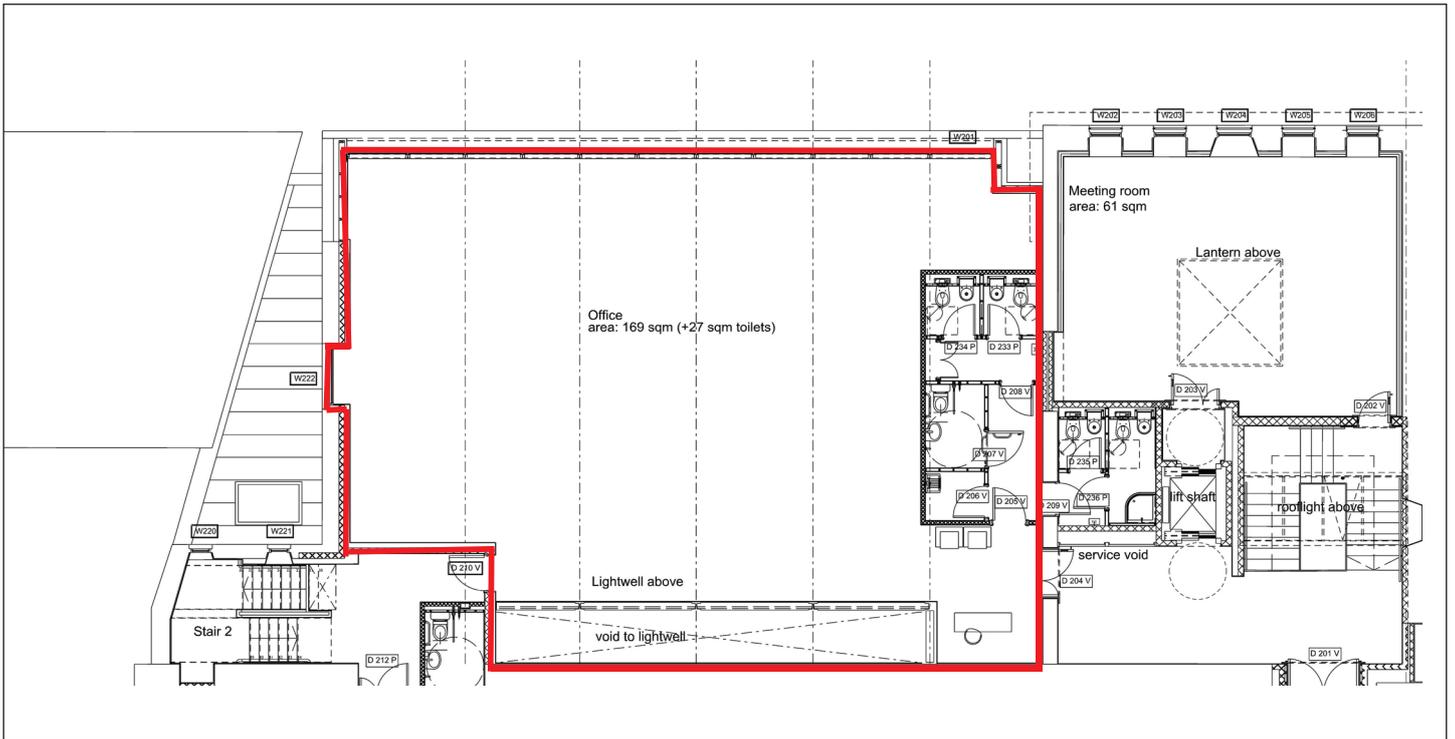
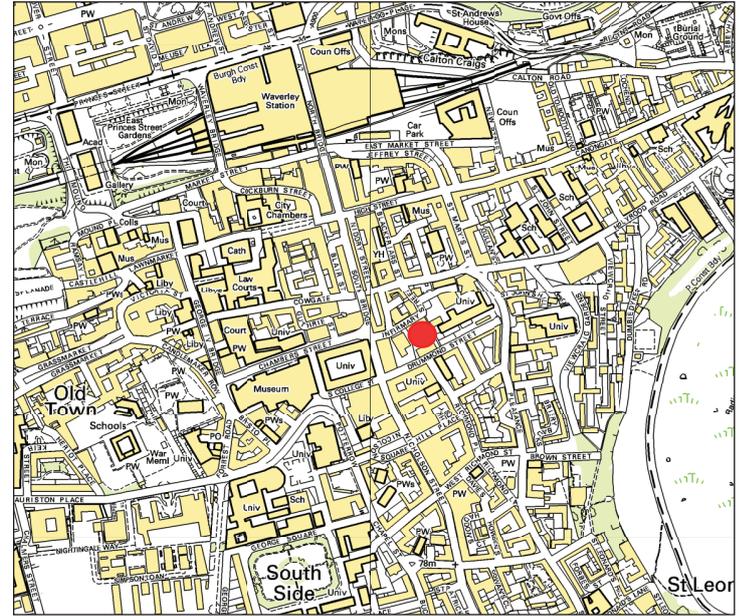
All viewings are strictly by prior arrangement with EYCO on 131 226 2641.

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CHARTERED SURVEYORS

## Dovecot Studios, 10 Infirmiry Street, Edinburgh



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### Get in touch



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NM/JH/ED3422 - Date of preparation: 24 January 2020

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