

600

GORGIE ROAD
EDINBURGH | EH11 3LE

TO LET

—
2,494 SQ FT
(231.7 SQ M)

- OPEN PLAN OFFICE ACCOMMODATION
- SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING
- ON SITE GYM

RENT: FROM £12 PER SQ FT





LOCATION

The property is situated at the junction where Gorgie Road meets Stenhouse Road within the Balgreen/Gorgie district of Edinburgh. It is located approximately 2 miles to the south west of Edinburgh City Centre and 2 miles east of The City Bypass & M8, therefore providing quick access to Central Scotland.

The area benefits from good accessibility to the city centre by car and is also serviced by regular buses 3, 20, 30 and X28.

Nearby occupiers include Trust Housing Association, E-Net Park and HM Courts and Tribunals Service. There are a number of leisure amenities within close proximity, including a PureGym onsite. The Edinburgh Corn Exchange, Nuffield Health and Fitness Centre and World of Football are all a short walk away.

Edinburgh West Retail Park is only a 10 minute walk and is home to a number of high profile retailers including M&S, Home Bargains, Aldi and Greggs.

KEY

1. Pure Gym
2. Home Bargains
3. Greggs
4. Corn Exchange
5. M&S



DESCRIPTION

The subjects comprise an open plan office located on the 2nd floor of a 3-storey modern office building and benefits from the following specification:

- Raised access flooring
- Suspended ceiling with recessed lighting
- Gas fired central heating
- Air conditioning
- Kitchen facility
- Male, female and accessible WCs
- Shower facility
- Lift access
- PureGym on site
- Car parking available



ACCOMMODATION

The accommodation extends to the following approximate net internal area:



2ND FLOOR

Suite 4 2,454 sq ft 228 sq m



LEASE TERMS

The subjects are available on 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 for Suite 4, with effect from 1 April 2023 is £25,000. (Each new occupier has the right of appeal against this figure).

This equates to a rate payable of approximately £5.00 per sq ft.

The property may be applicable for fresh start rates relief which will result in 12 months rates relief.

EPC

Available on request.

DATE OF ENTRY

Available immediately.

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 the joint letting agents.

Emily Anderson

M: +44 7775 690 917

E: emily.anderson@shepherd.co.uk

Atticus Melvin-Farr

M: +44 7887 274 680

E: atticus.melvin-farr@shepherd.co.uk



Neil McConnachie

M: +44 7818 062 736

E: nmconnachie@eyco.co.uk

Neil Gordon

M: +44 7974 375 823

E: ngordon@eyco.co.uk



The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. May 2023.

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