

TO LET

Ground & First Floors
9 Bakehouse Close
Edinburgh EH8 8DD

- ▶ High quality self contained office
- ▶ On site car parking
- ▶ Dedicated garden
- ▶ 3,040 sq ft (282.4 sq m)



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 Old Town. The office is also located within close proximity to the New Waverley development which comprises new office, retail and leisure accommodation.

The location benefits from numerous retail, restaurant and leisure opportunities nearby and the property is less than 10 minutes walk from Edinburgh Waverley Railway Station.

Other office occupiers in the area include **Citigroup**, **InterSystems**, **BBC Scotland**, **Rockstar Games** and **Food & Drink Federation**.

DESCRIPTION

This attractive property provides a fully self contained office arranged over ground and first floors. Internally, the property benefits from unique features and a layout comprised of both open plan and cellular space.

In summary, the accommodation benefits from the following specification:

- Existing meeting room facilities
- Perimeter trunking
- Kitchen
- Dedicated toilet facilities
- Gas fired central heating
- Exposed ceilings
- Feature lighting
- Small external balcony
- 4 car parking spaces
- Bike racks
- Private garden area

ACCOMMODATION

The subjects provide the following approximate net internal floor areas:

GROUND FLOOR	1,583 SQ FT	147.1 SQ M
FIRST FLOOR	1,456 SQ FT	135.3 SQ M
TOTAL	3,040 SQ FT	282.4 SQ M

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease from the landlord.

Details of the rent are available from the sole letting agents.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£44,800**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£22,310**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B

DATE OF ENTRY

By arrangement.

LEGAL COSTS

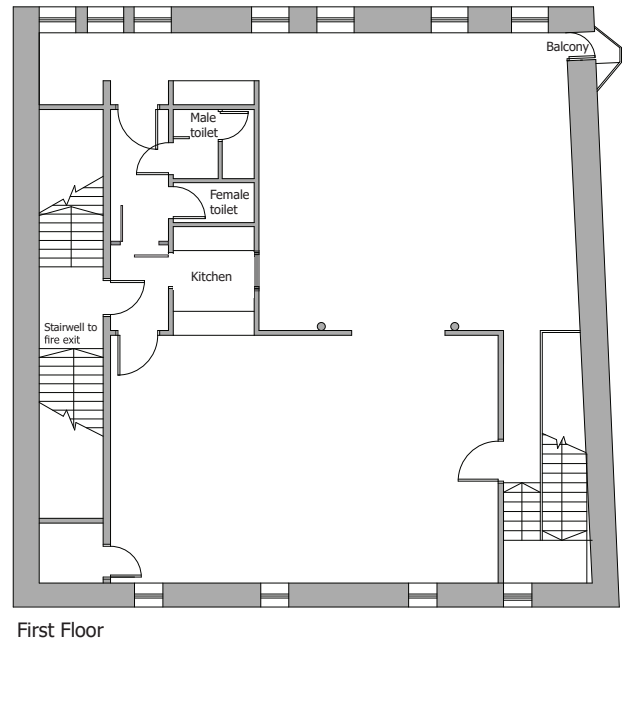
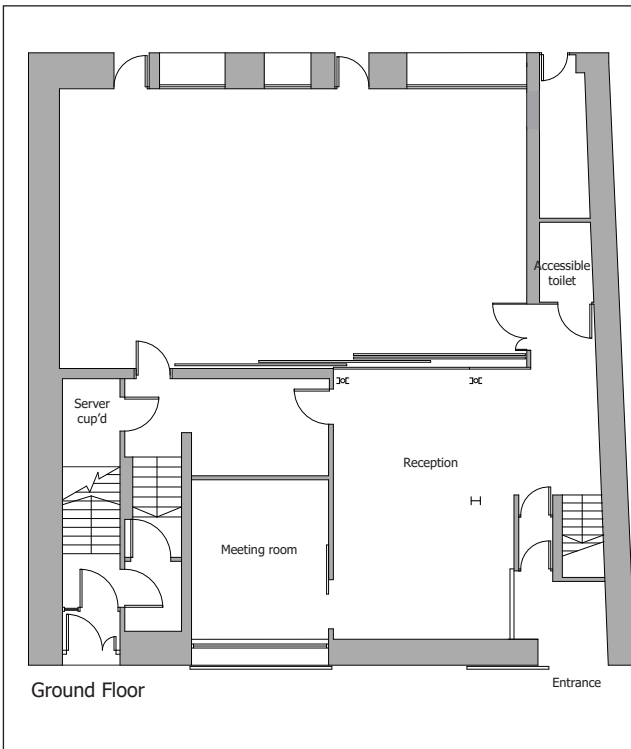
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

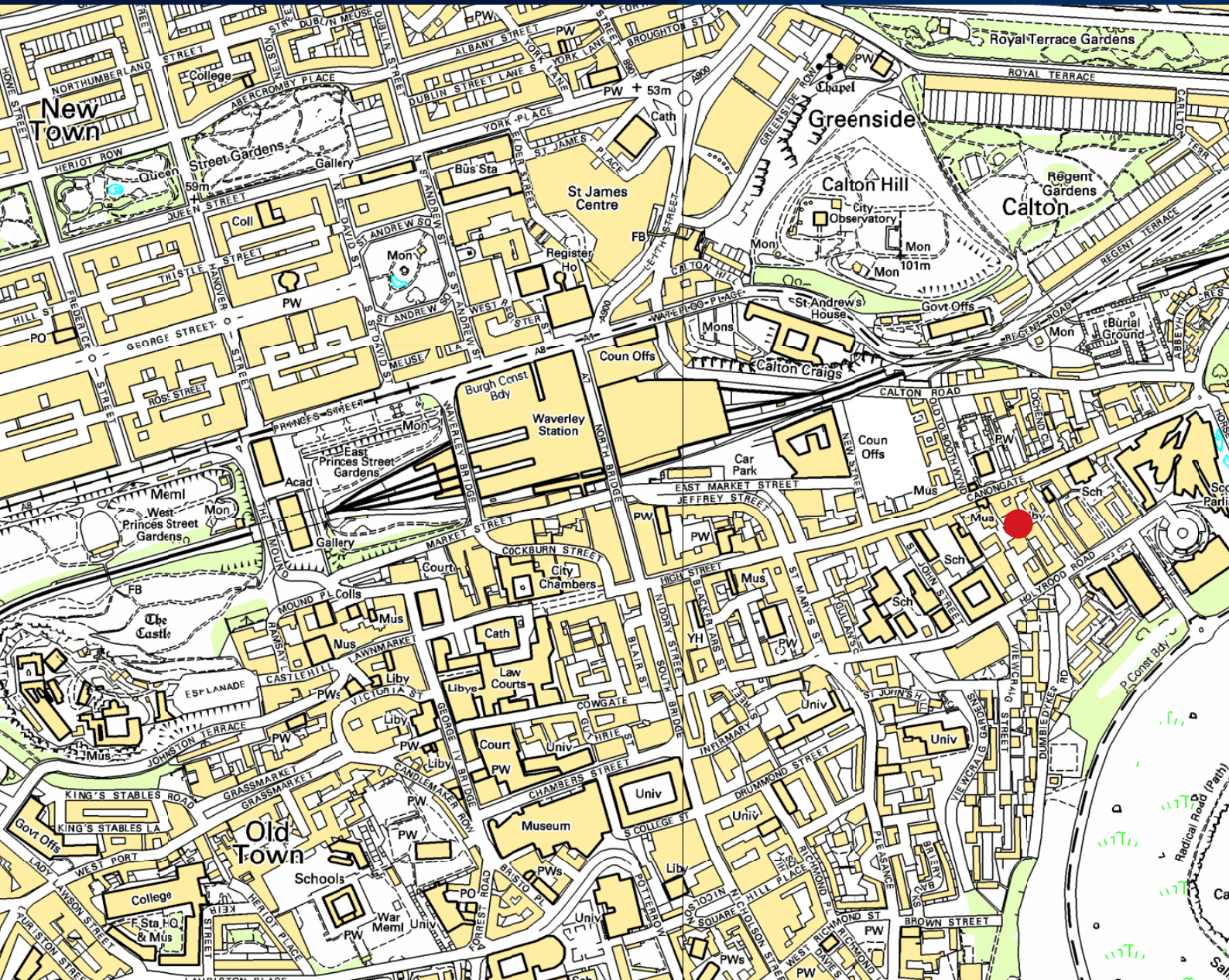
TO LET

Ground & First Floors
9 Bakehouse Close
Edinburgh EH8 8DD



TO LET

Ground & First Floors
9 Bakehouse Close
Edinburgh EH8 8DD



GET IN TOUCH



Neil Gordon
ngordon@eyco.co.uk
07974 375 823
0131 558 5119



Neil McConnachie
nmconnachie@eyco.co.uk
07818 062 736
0131 558 5104

FMCM/DOC/ED2442A - Date of publication: 15 January 2024

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.