





REDUCED RENT



TO LET

1-6 Canonmills Bridge
Edinburgh EH3 5LF

-  Prominent roadside unit
-  Class 1, 2, 3 or 4 consent
-  Available for immediate entry
-  3,182 sq ft

Location

Edinburgh is Scotland's capital city with a resident population of approximately 450,000 and a wider catchment in excess of 1,000,000 persons.

Canonmills Bridge forms part of the B901 which is a busy arterial route forming part of Edinburgh's new town, connecting Edinburgh city centre to Inverleith, an affluent residential area. The Tanfield office development is within close proximity of the site. The location benefits from substantial passing trade, with a strong mix of local retailers.

The development is situated on the east side of the street with surrounding retailers including **Di Giorgio, Napier Bathrooms, Gayfield Design, Edina Lock & Key** and **Orchard Bar Restaurant**.

The Development

The development will comprise of a ground floor unit with basement which will extend to the following approximate net internal areas:

Ground Floor	1,884 sq ft	(175 sq m)
Basement	1,298 sq ft	(121 sq m)
Total	3,182 sq ft	(296 sq m)

Planning

The unit benefits from Class 1, 2, 3 & 4 consent.

Lease

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent

Offers in excess of **£45,000 per annum** are invited.

Rating

Rates are to be assessed upon completion of the development.

Energy Performance Certificate

To be assessed upon completion of construction.

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 incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing

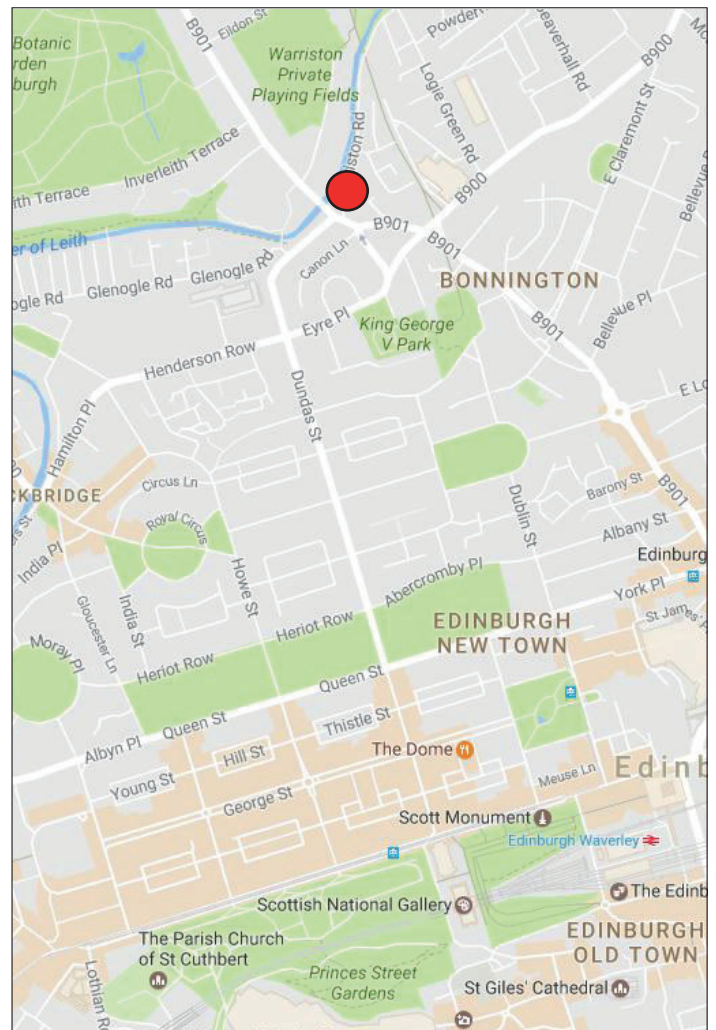
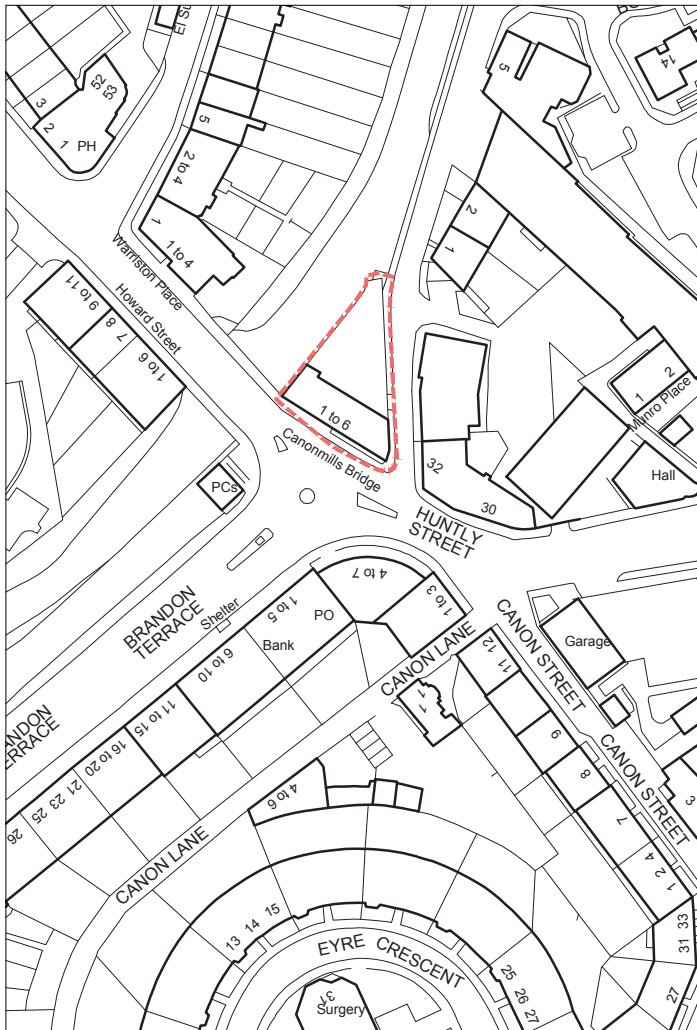
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

TO LET



CHARTERED SURVEYORS

1-6 Canonmills Bridge, Edinburgh EH3 5LF



Get in touch



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