

TO LET

Self contained office suite

1 Boroughloch Square
Edinburgh EH8 9NJ

2,668 sq ft (247.87 sq m)

10 car parking spaces



LOCATION

The subjects are located to the south of Edinburgh City Centre adjacent to The Meadows. Boroughloch Square is situated off Buccleuch Street which is a busy route connecting Newington to the city centre. There are a large range of amenities in the area including a number of bars and restaurants. Surrounding occupiers include the University of Edinburgh, Bennets Associates and Speirs + Major LLP.

DESCRIPTION

The subjects, set in a lovely courtyard, comprise a self-contained open plan ground floor office suite which enjoys views of The Meadows. The accommodation benefits from the following specification:

- Perimeter trunking
- Cat 5E cabling
- Gas fired central heating
- Feature strip lighting
- Dedicated entrance
- Shower facility
- Large kitchen and break out area
- Disabled access
- Dedicated male and female WCs
- Benefits from existing tenant's fit out
- 10 parking spaces

ACCOMMODATION

The accommodation extends to the following net internal area:

Ground Floor	2,668 sq ft	(247.87 sq m)
Storage	817 sq ft	(75.91 sq m)

LEASE TERMS

Our client current has a lease which expires June 2021 subject to a tenant only break option in June 2019 at a passing rent of £36,000 pa. Our client's preference is to assign their lease or agree a sublease until June 2019.

Alternatively, the landlord has indicated that they will consider a new longer lease term should this be required.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£32,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p this rateable value will result in an estimated rates liability in financial year 2017/18 of **£15,331**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C

VAT

We understand that no VAT is payable on the rent.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction, although the ingoing tenant shall be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT applicable.

DATE OF ENTRY

By arrangement.

VIEWING

Strictly by prior arrangement with the sole letting agents Eric Young & Co - 0131 226 2641.

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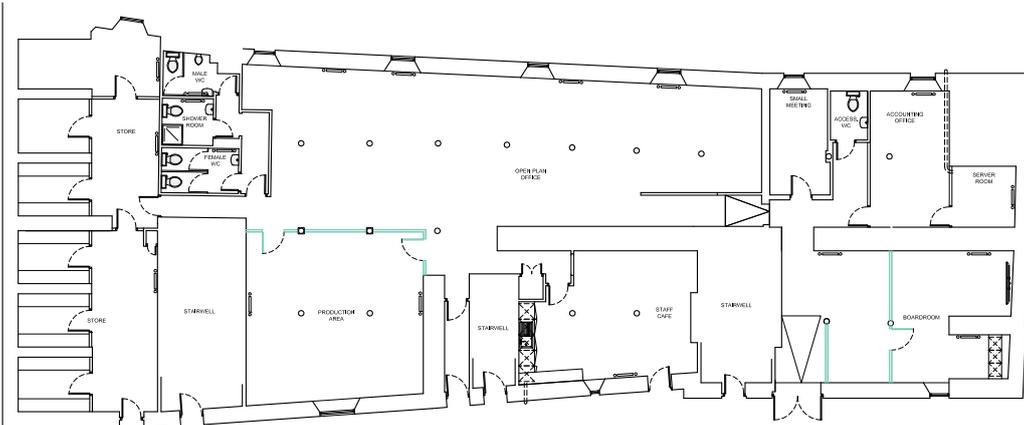
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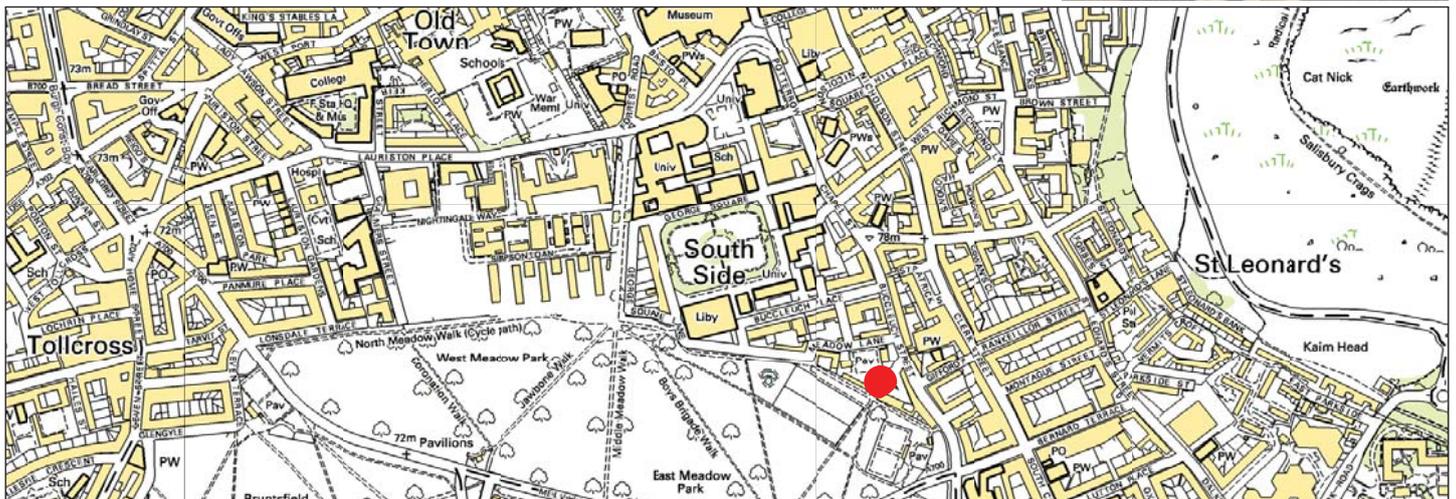
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PROPOSED LAYOUT: (1:125)



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KAB/JF/ED2902

Date of preparation - 15 November 2017

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