



eric young & co

Business Space

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TO LET

2nd Floor Office Suite

Canal Court
40 Craiglockhart Avenue
Edinburgh EH14 1LT

1,175 sq ft (109.12 sq m)



LOCATION

Craiglockhart forms part of an attractive suburb of Edinburgh, situated approximately 3 miles to the west of the city centre and benefits from easy access to the M8, Edinburgh Airport and the city centre itself. The subjects are located on the east side of Craiglockhart Avenue, close to its junction with Slateford Road. They are located adjacent to the canal and benefit from excellent castle views from the roof terrace accessed from the suite. Craiglockhart Avenue is within close proximity to many facilities and amenities with Asda Superstore, Sainsbury's and Edinburgh West Retail Park, with occupiers including M&S, Adi, Costa and Greggs, all within close proximity.

There are excellent transport links in the area with many bus routes into the city centre and Slateford Rail Station a 5 minute walk away which is located on the Shotts line from Glasgow Central to Edinburgh Waverly. Surrounding occupiers include CHAS and Summers Inman.

DESCRIPTION

The subjects are situated within a stand alone office pavilion and comprise a 2nd floor open plan suite. The accommodation benefits from the following specification:

- Newly refurbished reception and common parts
- Strip lighting
- Perimeter trunking with cabling
- Gas fired central heating
- Dedicated kitchen
- Existing fit out
- Door entry system
- Dedicated storage area
- Roof terrace with castle views
- 3 car parking spaces

ACCOMMODATION

The accommodation extends to the following net internal area:

2nd Floor	760 sq ft	(70.65 sq m)
Storage	322 sq ft	(31.40 sq m)
Total	1,082 sq ft	(102.05 sq m)

LEASE TERMS

The subjects are available on a 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 of the subjects with effect from 1 April 2017 is **£10,900**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2018/19 of **£5,232**.

The subjects may be eligible for 100% rates relief through the Small Business Bonus Scheme, subject to conditions.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = to be confirmed.

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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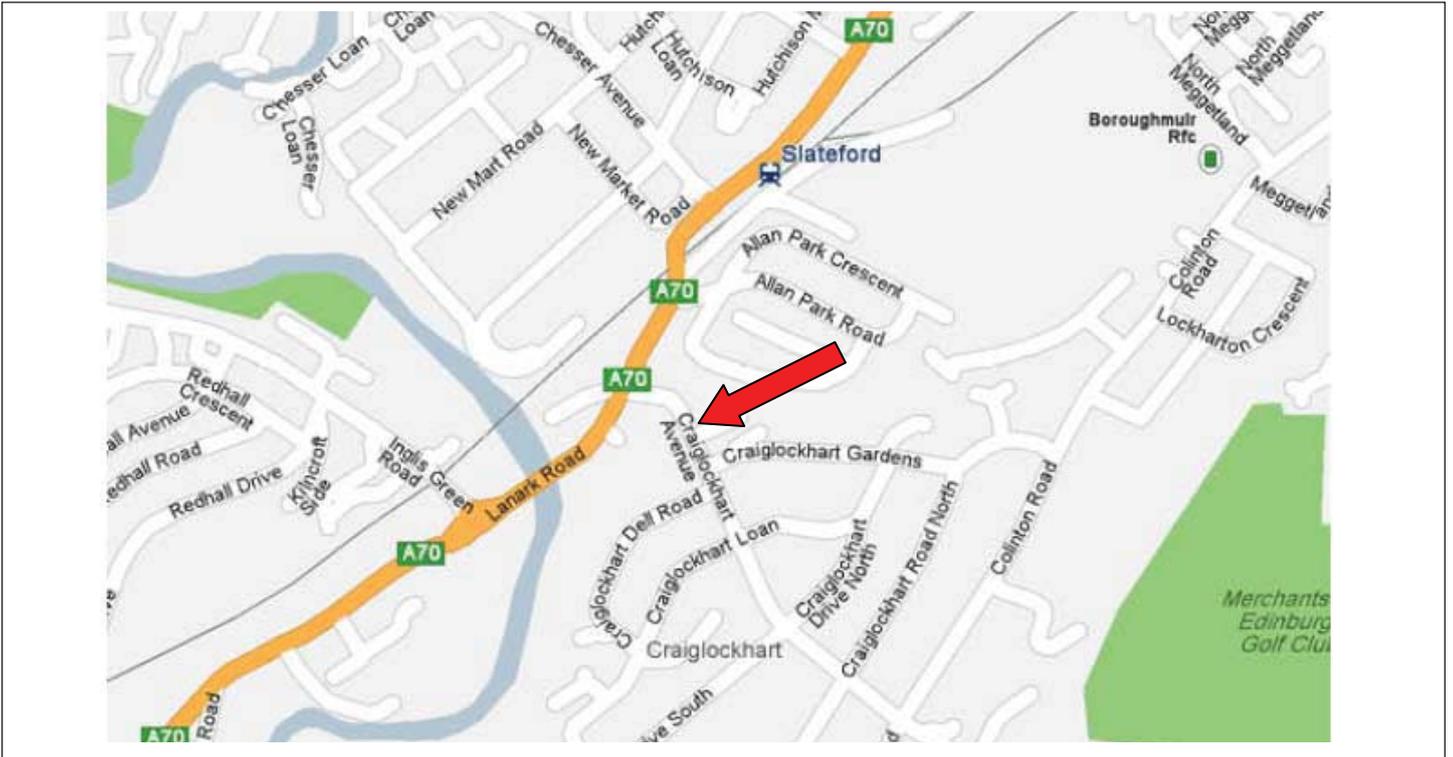
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