



## 3,340 to 19,479 sq ft Office Space

Quoting Rent: £POA

### Property Highlights

\*The 2nd floor is currently occupied and will be available from March 2018\*

- Attractive entrance foyer with security entry system and on site concierge
- Open plan accommodation
- Self contained suites
- Ground floor east suite fully refurbished
- Ground floor west suite available with existing high quality fit out
- Excellent natural daylight
- Generous car parking ratio of 1 space to 500 sq ft
- On-site bike racks

### Location

Spectrum House is located on Logie Green Road, in the Canonmills district of Edinburgh, approximately 1 mile north of Princes Street. The property is easily accessible by road and Edinburgh's principal bus, tram and rail stations are located in the city centre at St Andrew Square and Waverley rail station. The property also provides easy access to bus services covering Edinburgh.

The immediate surrounds provide a good level of amenity including two supermarkets and an excellent range of bars, cafes and restaurants within easy walking distance. Spectrum House is also very close to the Water of Leith walking and cycle route, the Botanic Gardens and Inverleith Park all of which provide easy access to outstanding "green" spaces.

Spectrum House lies within an established business location, immediately adjacent to Beaverbank Business Park. Citizens Advice Bureau currently occupy the property and neighbouring occupiers include Concept Systems, Petroleum Experts and Osprey Holidays..

Floor	Size (Sq M)	Size (Sq Ft)
Second (East)	613.24	6,601
Second (West)	443.05	4,769
Ground (East)	310.29	3,340
Ground (West)	443.05	4,769
<b>Total</b>	<b>1,809.64</b>	<b>19,479</b>

For more information, please contact:

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# TO LET Spectrum House

2 Powderhall Road, Edinburgh EH7 4GB

## Lease Terms

The property is available on a new FRI lease. Please contact the sole letting agents for further details.

## Legal Expenses

Each party will bear their own legal expenses in connection with any transaction.

## Energy Performance Certificate

The property has an EPC rating of "C". A copy of the certificate is available upon request.

## Plant & Equipment

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

## Rates

The incoming occupier will be responsible for the payment of all local authority rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

## Value Added Tax

VAT will be charge on the rent and all other obligations associated with the property.

