

Kittle Yards

Causewayside, Edinburgh, EH9 1PJ

TO LET

- High quality open plan office suites
- Generous dedicated car parking
- Unique south side business park

OFFICE SUITES AVAILABLE

780 SQ FT – 10,242 SQ FT

(72 SQ M – 952 SQ M)

M7

Real Estate

AN M7 INVESTMENT GROUP COMPANY





Location

Kittle Yards is situated on the west side of Causewayside, just south of its junction with Grange Road, around 1½ miles from Edinburgh city centre and around 4½ miles from the city by-pass (A720).

Kittle Yards provides a unique opportunity to acquire modern open plan office accommodation in Edinburgh’s south side. Kittle Yards provides occupiers with an alternative office destination for those who do not want to be in the heart of Edinburgh city centre but still only a shortwalk away while benefiting from the pleasant local environment offered by Causewayside and The Grange.

Causewayside is one of the main arterial routes into Edinburgh city centre and, as a result, benefits from numerous bus services and provides easy access in and out of Edinburgh and avoids all the congestion of the city centre.

The location also enjoys a wide range of local amenities, including pubs, shops and restaurants nearby. Occupiers within Kittle Yards and the surrounding area include NCR, Bibby Factors, Tayburn, Digby Brown and Metaswitch.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extend to the approximate following net internal floor areas:

Description

Kittle Yards is a modern courtyard office development which provides high quality, open plan office accommodation.

The suites benefit from excellent natural daylight and the following specification:

- Open plan office space
- Underfloor trunking
- Suspended ceilings with recessed lighting
- Gas fired central heating
- Dedicated WC facilities
- Dedicated tea preparation facilities
- Designated car parking spaces
- Bike racks
- Shower facility in Block A

Building	Floor	Size (Sq Ft)	Size (Sq M)
Block B	1st	2,029	188.51
Block B	1st	1,284	119.29
Block B	2nd	2,030	188.60
Block B	2nd	780	72.47
Block A	Ground & mezzanine floors	4,119	382.67
Total		10,242	951.54



Lease Terms

The subjects are available to let on a new full repairing and insuring lease for a term to be agreed.

Rateable Value

Please contact the Lothian Valuation Board (0131 344 2500) or alternatively feel free to contact the marketing agents who can provide some advice on this.

Fresh start rates relief is available on some of the office suites which will provide 12 months rates relief to any incoming tenant

Legal Costs

The incoming tenant will be responsible for their own legal costs, together with any Land & Buildings Transaction Tax, registration dues and VAT incurred.

VAT

All prices and rents are quoted exclusive of VAT.

EPC

The property benefits from the following Energy Performance Certificate Rating: Block B: D | Block A: TBC



Viewing & Further Information

Further information and arrangements for viewings can be obtained from the joint letting agents



**Knight
Frank**

0131 222 9601

KnightFrank.co.uk

Simon Capaldi
T: 0131 222 9621
E: simon.capaldi@knightfrank.com

Toby Withall
T: 0131 222 9616
E: Toby.Withall@knightfrank.com



CHARTERED SURVEYORS

0131 226 2641

www.eyco.co.uk

Neil McConnachie
T: 0131 558 5104
E: nmcconnachie@eyco.co.uk

Neil Gordon
T: 0131 558 5119
E: ngordon@eyco.co.uk



Real Estate
AN M7 INVESTMENT GROUP COMPANY