

To Let

2nd Floor
Shandwick House
67 Shandwick Place
Edinburgh
EH2 4SD

- Open plan office suite in Edinburgh's West End with lift access
- Existing fit out
- Superb nearby amenities
- Excellent public transport links
- 670 sq. ft.

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For further information or an appointment to view:

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Description

The subjects comprise a fully fitted out suite providing open plan office accommodation benefitting from the following specification:

- Existing fit out with meeting room
- Refurbished reception area
- Perimeter trunking
- Suspended ceiling with LED lighting
- Gas fired central heating
- Male, female and disabled WC facilities
- Tea preparation facilities
- Lift access

Location

The property benefits from an excellent central location on Shandwick Place with the tram line operating on this route as well as numerous bus services. Haymarket Train Station is within a 10 minute walk.

There are a number of superb nearby amenities including Starbucks, Pret a Manger, Sainsburys, Caff  Nero, Boots, Bar Burrito and Social Bite. The new Johnnie Walker Experience at the west end of Princes Street is also within easy walking distance.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, and we estimate the Net Internal Area to be approximately 670 sq ft (62.29 sq m).

Lease Terms

The property is available on full repairing and insuring terms.

Rateable Value

The Rateable Value for the suite is £8,600. As the suite's proposed RV is below £15,000, qualifying occupiers may be eligible for 100% rates relief under the Small Bonus Scheme. Further information is available from the Scottish Assessors Association.



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 Building Transaction Tax and registration dues.

Energy Performance Certificate

The energy performance rating for property is E+.

VAT

All costs quoted are exclusive of VAT.



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