

WEST GRANTON ROAD EDINBURGH EH5 1SA

ACCOMMODATION TO LET



- Part of new build Local Centre
- Adjacent to Morrisons, Pure Gym and Telford College with 20,000 students and 600 staff
- Suitable for a variety of uses, subject to planning

On behalf of



Location

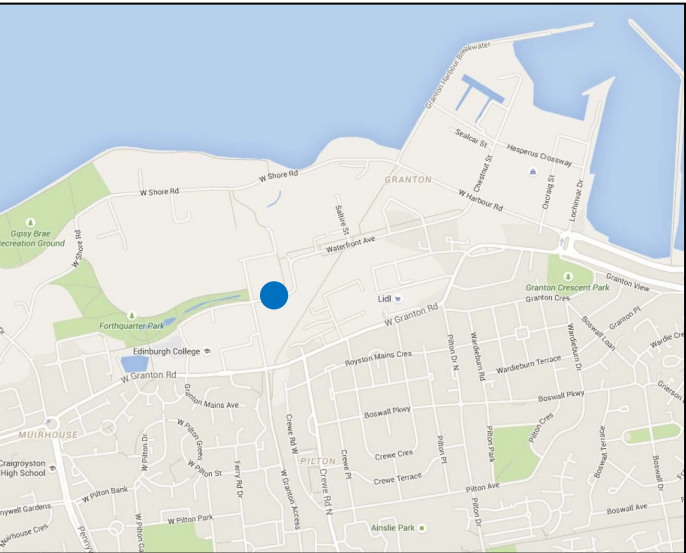
Situated approximately 6 miles west of Edinburgh City Centre, Granton is located within the heart of the Edinburgh Waterfront development which extends for some 140 hectares (345 acres) and over 3km of water frontage overlooking the Firth of Forth estuary.

Nearby occupiers include Morrisons food store, Pure Gym and Telford College which caters for 20,000 students and 600 staff.

Description

The subjects form part of a new build Local Centre developed by Wm Morrison Supermarkets which comprises a 77,000 sqft Morrisons store with 520 parking spaces and additional retail, office, restaurant and student accommodation.

The subjects comprise accommodation over ground and first floors. The unit, with curved glazed frontage, benefits from a stunning view of the Forth estuary. The subjects will be provided in shell condition with service pick ups for the ingoing tenant to fit-out.



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Accommodation

The subjects have the following approximate areas and dimensions:-

Width	24.8 m	81ft 4"
Depth	7.0 m	23ft 0"
Ground Floor	2,734 sq ft	253 sq m
First Floor	2,583 sq ft	240 sq m
Total	5,317 sq ft	493 sq m

Lease

The subjects are offered on the basis of a new Full Repairing and Insuring lease incorporating 5 yearly rent reviews to open market value, for a term to be agreed.

Rental

Rental offers are invited.

Rates

The subjects have yet to be assessed for rating purposes and the ingoing tenant should make their own enquiries.

Energy Performance Rating

EPC Rating = TBC

Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Stamp Duty Land Tax, recording dues and VAT as applicable.



Value Added Tax

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

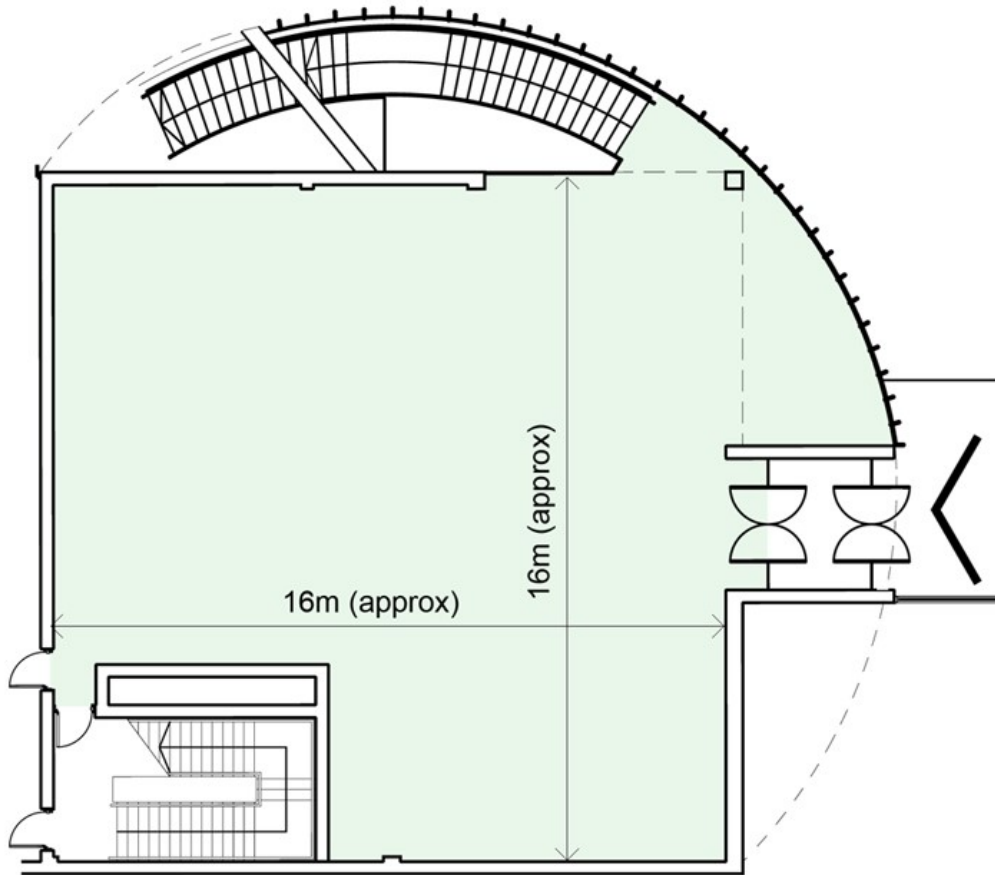
Viewing / Further Information

Strictly by appointment through the selling agents.

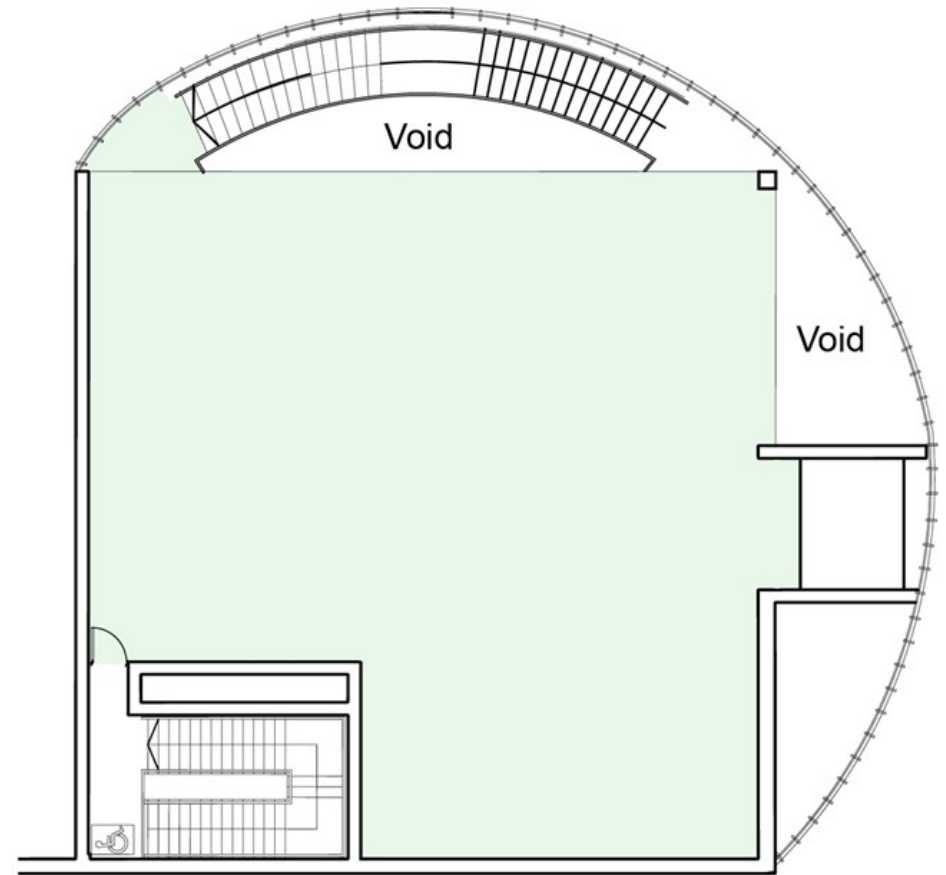
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GROUND FLOOR



FIRST FLOOR