



CAIRNCROSS HOUSE

25 UNION STREET, EDINBURGH, EH1 3LR

TO LET

MODERN OFFICE SUITES

69 SQ M (743 SQ FT) TO 147 SQ M (1,583 SQ FT)

a development by

SMART

www.jsmart.co.uk

CAIRCROSS HOUSE | 25 UNION STREET, EDINBURGH, EH1 3LR

Modern open plan office suites available within an attractive modern office building in Edinburgh's New Town

- Range of sizes from 69 sq m (743 sq ft) to 147 sq m (1,583 sq ft)
- Basement parking available
- Secure entry phone system and lift



CAIRCROSS HOUSE

1 Princes Street

2 St Andrew Square

3 George Street

4 Edinburgh Bus Station

5 John Lewis

6 Queen Street

7 Leith Walk

8 Omni Centre

9 Scottish Parliament

LOCATION

Cairncross House is situated in Edinburgh's New Town adjacent to Gayfield Square which is close to the eastern end of Queen Street. The property is ideally located in the city centre and benefits from having a tram stop within 5 minutes' walk providing quick and very easy access to West Edinburgh and Edinburgh Airport. Also within walking distance are Edinburgh's Bus Station and Edinburgh Waverley Rail station which provide transport links both locally and nationally. The building is situated within the Broughton district which provides a fabulous mix of independent retailers, restaurants and bars. John Lewis, The Playhouse Theatre and the Omni Centre are also very close by.



DESCRIPTION

The property is a modern, purpose built office building offering a range of accommodation over ground and three upper floors. The common areas of the building are well maintained by the landlord's management team. The office is accessed via a secure entry phone system which brings you into the recently refurbished common entrance hall. There is an 8 person lift serving the ground, 1st and 2nd floors. Each floor benefits from male and female WC facilities. The building also has secure basement car parking as well as undercroft and outside parking spaces, all accessed at the rear of the property via Gayfield Square.

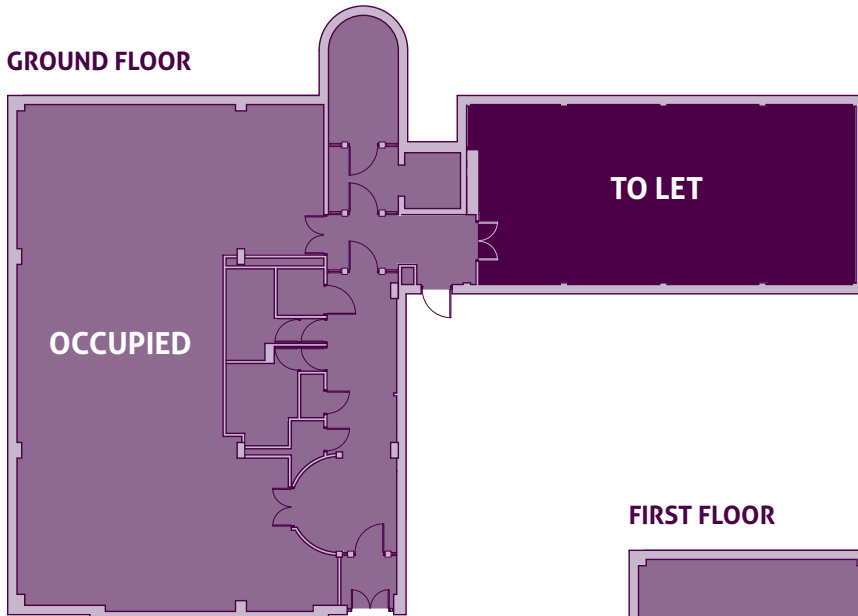
The available office suites are open plan with the following specification:

- Suspended ceilings with LED lighting on 1st floor
- Raised access floors with floor boxes
- Gas fired central heating
- Double glazed windows
- DDA toilet

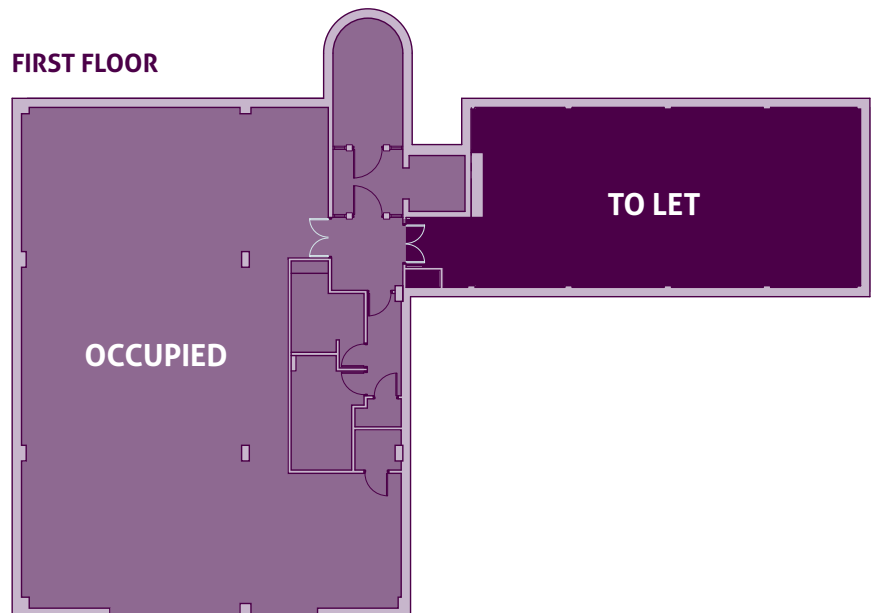
MODERN OFFICE SUITES 69 SQ M (743 SQ FT) TO 147 SQ M (1,583 SQ FT)



GROUND FLOOR



FIRST FLOOR



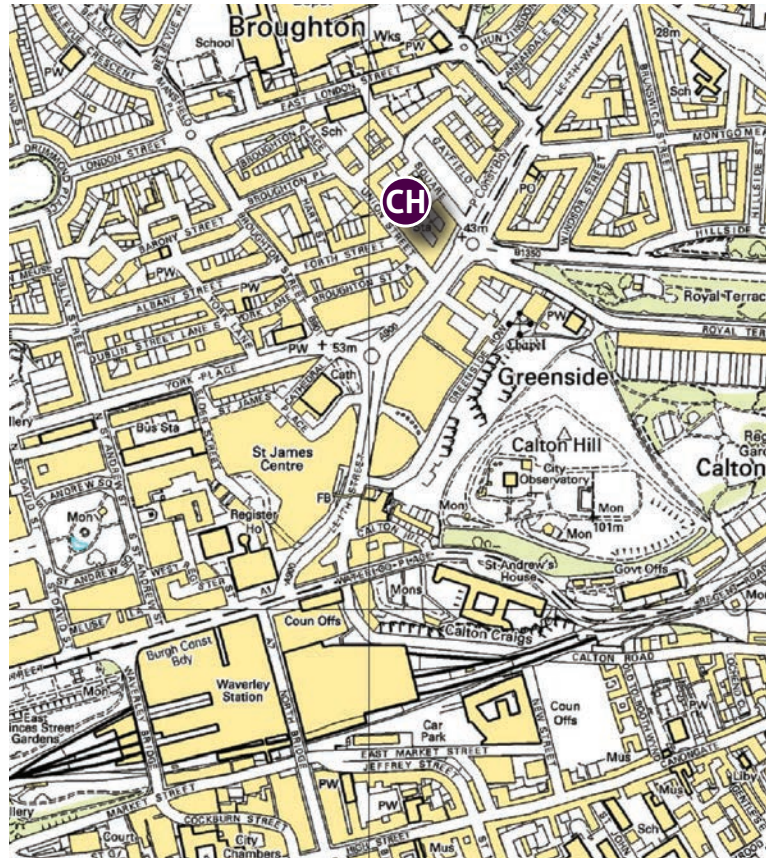
ACCOMMODATION

We have calculated that the offices provide the following approximate net internal areas:

FLOOR	SQ M	SQ FT
Ground Floor	69	743
First Floor East	78	840
TOTAL	147	1,583

IPMS available upon request

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WALKING TIMES

Waverley Station	8 mins
Edinburgh Bus Station	5 mins
Princes Street	8 mins
Scottish Parliament	15 mins
John Lewis	4 mins
Leith	16 mins

RENTAL

Details of the quoting rent are available from the sole letting agent.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

LEASE TERMS

The suites are available on new full repairing and insuring leases.

RATING

All rates are to be paid by the tenant. Potential tenants may be eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the City of Edinburgh Council Revenues and Benefits Department on 0131 469 5746.

VAT

VAT will be charged on the rent and all other costs associated with the lease.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with a transaction, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

VIEWING AND FURTHER INFORMATION

Please contact the sole letting agent:

Galbraith

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59 George Street
Edinburgh EH2 2JG

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