

SERVICED OFFICE SPACE

- > FLEXIBLE OFFICE LICENCES
- > LOCATED IN THE HEART OF EDINBURGH'S LEITH DISTRICT
- > ALL-INCLUSIVE RENTAL AGREEMENTS
- > OFFICES FROM 92 – 526 SQFT
- > CAR PARKING AVAILABLE ON REQUEST
- > IN CLOSE PROXIMITY TO LOCAL AMENITIES AT LEITH SHORE
- > LOCATED ON THE NEW EDINBURGH TRAM EXTENSION
- > MEETING ROOM AVAILABLE TO ALL TENANTS ON AN HOURLY RATE



SERVICED OFFICES FOR RENT

DAVIDSON HOUSE BUSINESS CENTRE, 57 QUEEN CHARLOTTE STREET, EDINBURGH, EH6 7EY

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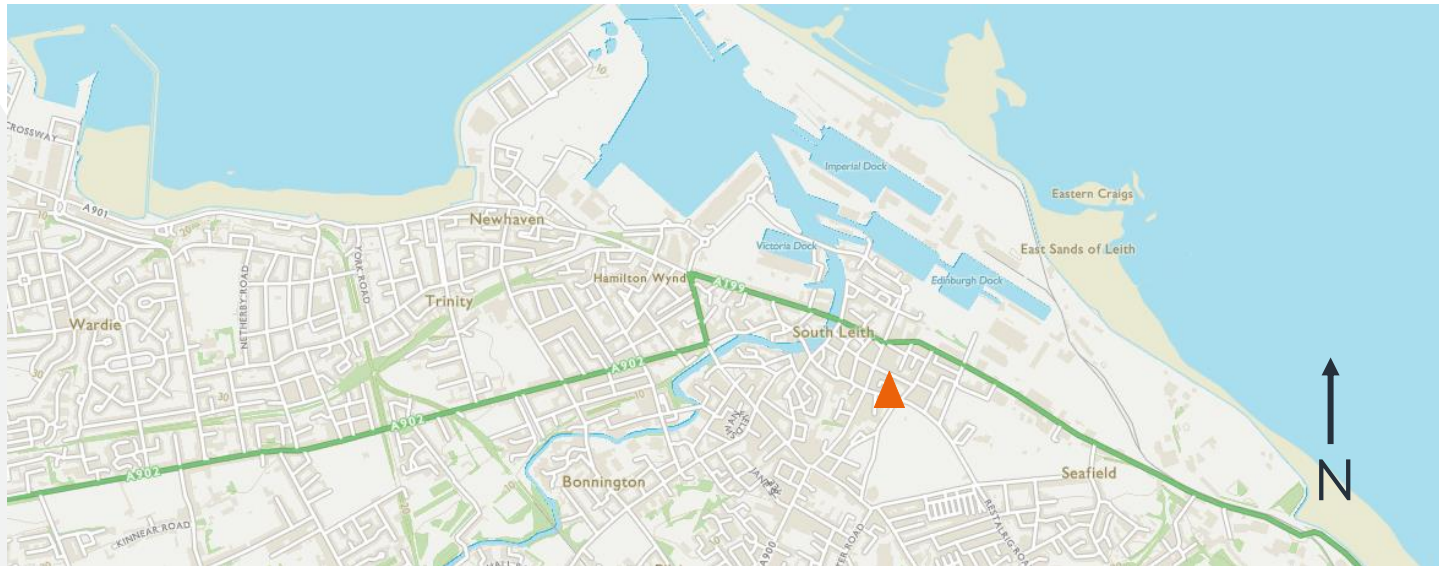
LOCATION

Davidson House is well located in the Leith district of Edinburgh, specifically on Queen Charlotte Street overlooking Leith Links. The office benefits from great public transport links by bus and is within walking distance of the Newhaven Edinburgh Tram line extension on Constitution Street. The following transport networks are readily accessible (travel time by car);

- A1 Bypass to East Lothian (12 minutes)
- Forth Road Bridge (35 minutes)
- Waverley Train Station (11 minutes/ 40 minutes on foot)
- Ocean Terminal (7 minutes)

The following staff amenities are located in close proximity to the subjects and have the following approximate travel times (by foot);

- Sainsburys Local, Bernard Street (6 minutes)
- The Shore cafes, bars, restaurant (5 minutes)
- Leith Walk (7 minutes)
- Aldi Supermarket, Dock Street (9 minutes)
- St James Quarter Development (35 minutes)



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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DESCRIPTION

The property comprises an attractive detached office dwelling arranged over the ground, first and second floors of a traditional stone built property. The property is accessed via the main door on Queen Charlotte Street which provides access to all floors, offices and meeting room space. The property also benefits from a rear car parking access via a pend on Queen Charlotte Street for which spaces are available by separate negotiation. Internally, the property benefits from 11 separate offices which vary in size from 92sqft up to 526 sqft. The offices are bright, modern spaces and are well equipped with desks, chairs and internet connections. The tenants also benefit from a shared meeting space which can be booked on a hourly basis at separate charge if required.



LICENCE

The standard licence is for an initial term of 3 months and monthly thereafter. Alternatively a 10% discount is provided for an initial minimum term of 12 months and monthly thereafter, with the discount only applying to the initial 12 month term. The 10% discount can be applied to a fresh replacement 12 month licence.

The rental includes room rent, utilities, security, cleaning, broadband/phone line, waste management, property maintenance and property insurance. The only extras relate to the use of the Meeting Room and a pro rata share of the water drainage charges.

Office rentals starts from £230pcm ranging up to £875pcm for the large office spaces.



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