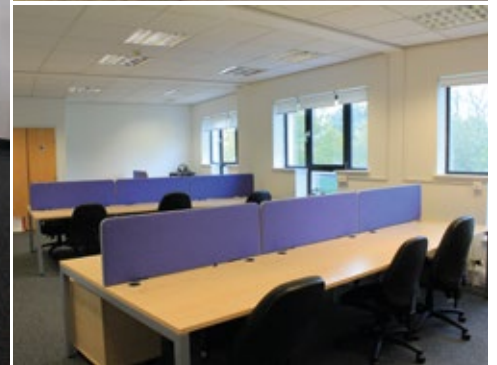


# OFFICE SPACE TO LET



## Available Now

### Hays Business Centre

4 Hay Avenue  
Edinburgh  
EH16 4AQ

To view, please contact:

Sara Dudgeon  
**07810 117 888**  
email: sara@cuthbertwhite.com

Chris Cuthbert  
**07989 395 165**  
email: chris@cuthbertwhite.com

## Key features

- light, spacious self-contained office accommodation
- easy access to Edinburgh city centre
- free parking available on the surrounding streets and some dedicated onsite parking is also available
- good public transport links
- bike storage available
- onsite meeting facilities available

**HAYS BUSINESS CENTRE 4 HAY AVENUE EDINBURGH EH16 4AQ**  
PLANNING CLASSIFICATION: CLASS 4 — OFFICE USE

**Details** 

**Accommodation**

There are a number of suites immediately available, ranging from 161 – 1,000 square feet.

**Rent**

£11 per square foot.

**Service charge**

£5.34 per square foot.

**Rateable value**

Each suite has a Rateable Value of under £15,000.

Occupiers could qualify for rates relief.

**Lease terms**

Standard commercial full repairing and insuring terms.

**Legal costs**

Each party will be responsible for their own legal costs with an ingoing tenant being responsible for any stamp duty and registration dues incurred.

**VAT**

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

**Location**

Significant regeneration of Craigmillar has created a thriving community in which to locate and operate.

Hays Business Centre is less than a mile and a half from Edinburgh city centre and provides quick and easy access to both the A1 and the City Bypass.

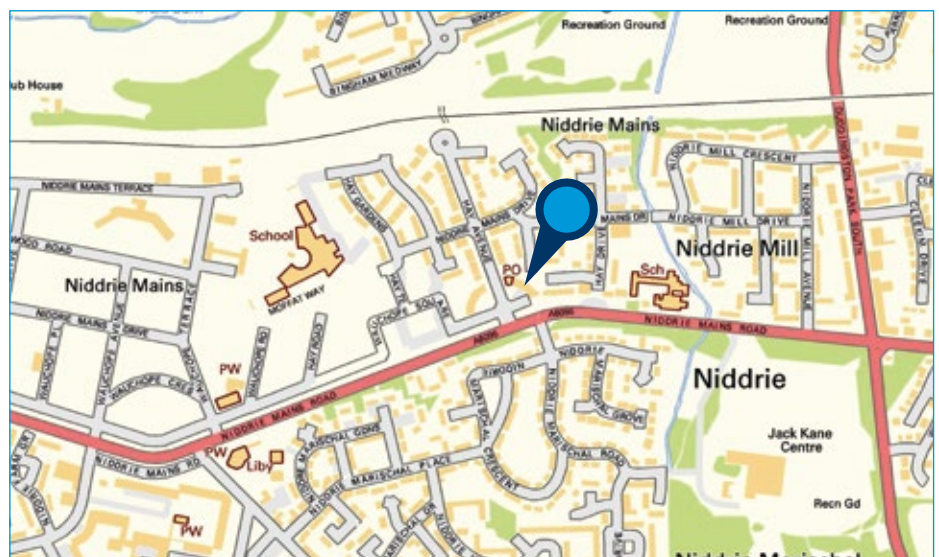
There is free parking around the building and good links to public transport. (Lothian Bus routes 2, 14, 21 and 30). Bike storage is also available.

**Description**

Hays Business Centre was purpose built in 2001 and accommodates a number of different occupiers to include a Post Office and general store, Children’s nursery and private office space.

The available office suites are located on the first and second floors, these suites benefit from the following specification:

- 24 hour access
- CCTV
- Passenger lift
- Shared kitchen facilities
- Access to meeting space
- Shower facilities
- Dedicated secure comms room
- Perimeter trunking
- Extensive glazing



Please note: All information is intended for guidance only and accuracy of this information cannot be relied upon by prospective tenants who must make their own enquiries to satisfy themselves by inspection or otherwise as the correct detail.