

**Peter Fraser**

Tel: 0131 469 6027

Email: [peter.fraser@avisonyoung.com](mailto:peter.fraser@avisonyoung.com)

**Kyle Williamson**

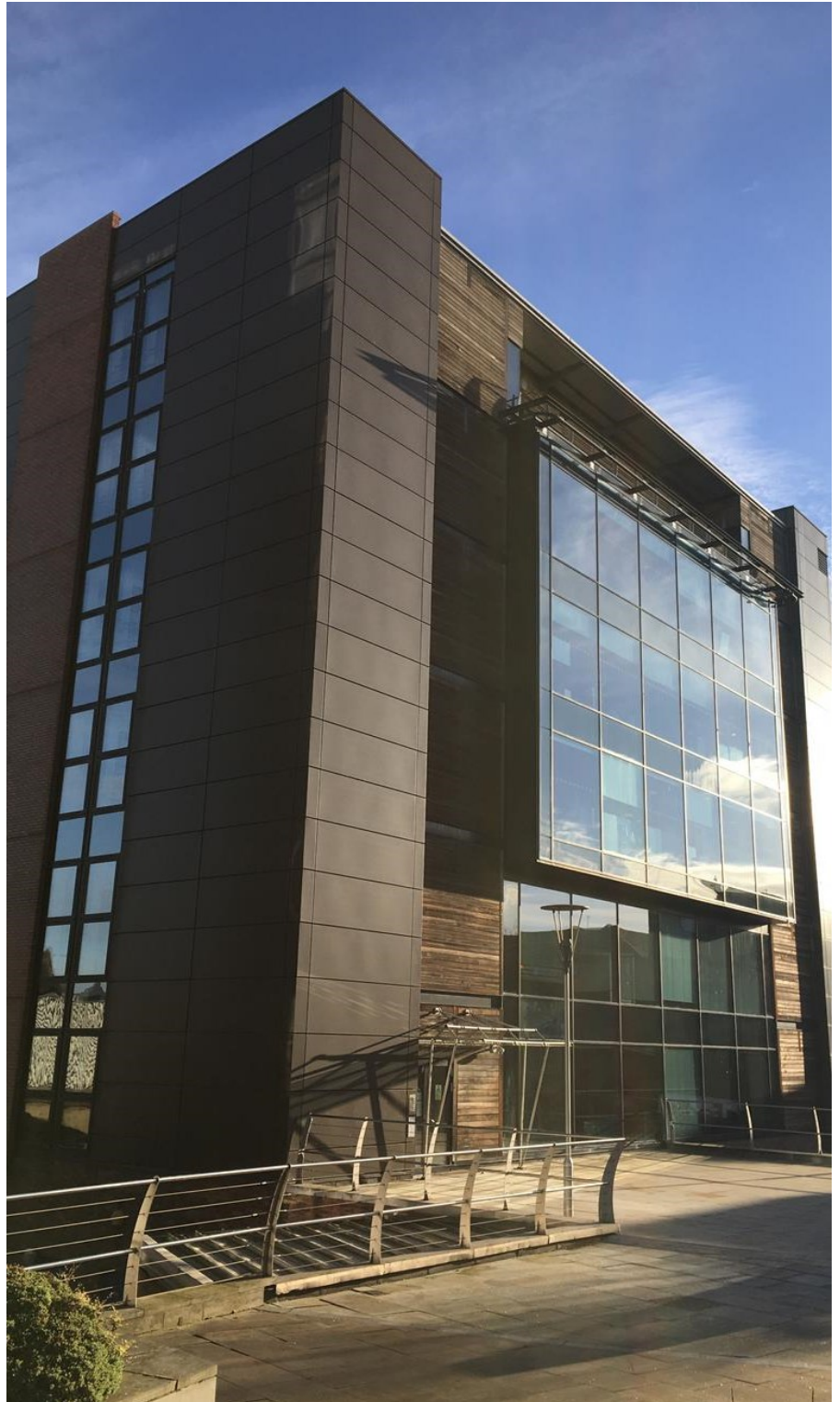
Tel: 0131 469 6031

Email: [kyle.williamson@avisonyoung.com](mailto:kyle.williamson@avisonyoung.com)

# To Let

1st Floor  
Anderson House  
1 Breadalbane  
Street  
Edinburgh  
EH6 5JJ

- 4,167 sq.ft. (387 sq.m.)
- Grade A Quality Office Space in Leith
- Fully Refurbished Grade A office suite
- 10 mins bus ride from York Place



## Location

Anderson House is located within the vibrant Edinburgh suburb of Leith, only 1.5 miles to the northeast of Edinburgh city centre. The location is well served by public transport being only 10 minutes by bus from York Place.

Leith has seen significant redevelopment in recent years which has transformed the Waterfront and Shore areas with a number of local & national businesses, retailers and upmarket bars and restaurants well represented in the area.

Anderson House sits immediately off Bonnington Road, a main arterial route connecting the City Centre with Leith. Accessed from both Anderson Place and Breadalbane Street ensuring the property is well located for access by car and bike. Being only a short walk from Leith Walk the property has good public transport across the city.

Anderson House occupies a prominent position within a mixed use development comprising a mix of older converted office buildings and modern flatted buildings. Other occupiers in the area include Canon Medical Systems, NHS, Orchard Shipman and Blair Cadell Solicitors.

## Description

Anderson House comprises a modern, high quality office building set over 6 floors with secure undercroft car parking. It benefits from high levels of natural lighting & will have new LED light fittings throughout the suite.

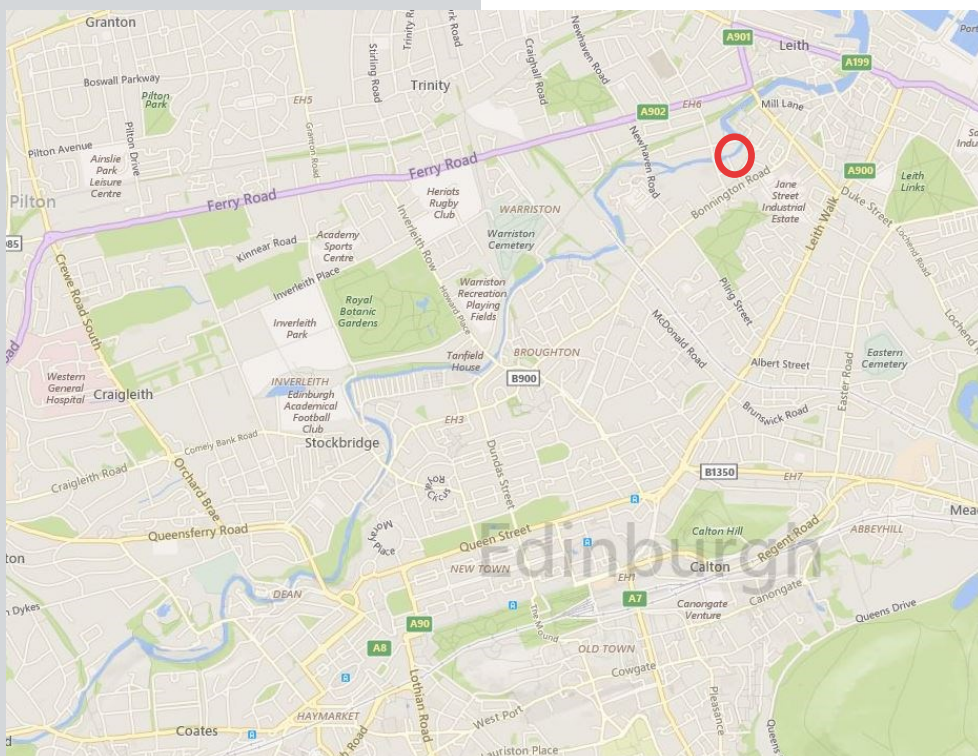
Built in 2002, the building is of steel frame construction clad externally in a mixture of wood panelling, brick, glazing and aluminium cladding.

## Floor Area

Measured in accordance with the RICS Code of Measurement Practice (6th Edition), the suite extends to the following NIA:

Level 1	387 sq m	4,167 sq ft
Parking	8 secure spaces	

In addition, further space will become available, from October 2020 in the building.





## Specification

The building provides Grade A quality office accommodation & benefits from the following:

- New AC/ Heating System
- New LED lighting
- Column free open plan suite
- Air conditioned space
- Raised access floor incorporating floor boxes
- Suspended ceilings incorporating recessed lighting
- 2x8 person lifts
- Male, female, disabled WCs + shower facilities
- Secure car and bike parking
- DDA compliant
- Newly refurbished shower facilities

## Available

The refurbishment is scheduled for completion in Q4 2019.

## Tenure

The suite will be refurbished to include new LED lighting, redecoration and new carpeting throughout. In addition, a new air conditioning system is also to be installed.

## Rates

We understand that the property is assessed with a Rateable Value as follows:

Level 1: £38,000

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

The property has an EPC rating of C, with a score of 42.

## VAT

VAT is applicable.

## Viewings

Any party wishing to view should contact the sole letting agent.



### Avison Young

Quayside House, 127 Fountainbridge, Edinburgh EH3 9QG

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

May 2019

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.