

TO LET



MURRAYBURGH HOUSE 17 CORSTORPHINE ROAD EDINBURGH

- 212 SQ M (2,283 SQ FT) GROUND FLOOR SUITE
- 4 CAR PARKING SPACES
- LOCATED ON A MAIN ARTERIAL ROUTE
- FLEXIBLE LEASE TERMS



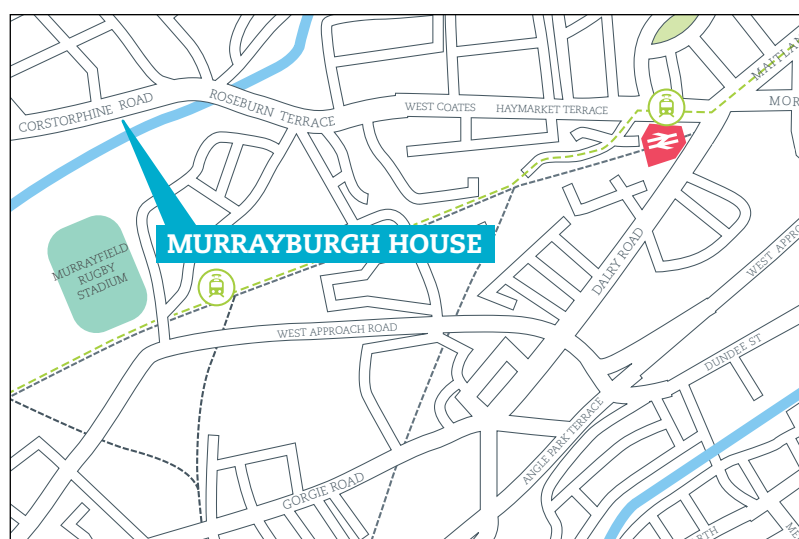
LOCATION

The subject property is located in the Roseburn to Murrayfield area of Edinburgh, which lies between Corstorphine and the West End. It is strategically situated on the west side of Edinburgh, approximately 4 miles from Edinburgh International Airport and one mile from Haymarket Railway Station.

The building benefits from its prominent position, fronting on to the A8 Corstorphine Road, which is one of the principal arterial routes into the City Centre.

The subject premises are well served by convenience shopping available at nearby Roseburn Terrace as well as having the Greenway (priority bus lane) adjacent which serves the City Centre on a regular basis. The tram route runs nearby with access via Murrayfield tram stop.

Other occupiers include D M Hall, The Travel Company Edinburgh, Leonard Cheshire Disability and Clancy Hendrie Legal.



DESCRIPTION

The building is a concrete framed four-storey office property comprising basement, ground and two upper floors. It is a flat roof property with concrete cladding panels and facing brick forming the external fabric together with timber framed double glazed windows.

Specifically the ground floor is arranged to provide open plan office accommodation and also benefits from kitchen/tea prep facilities.

ACCOMMODATION

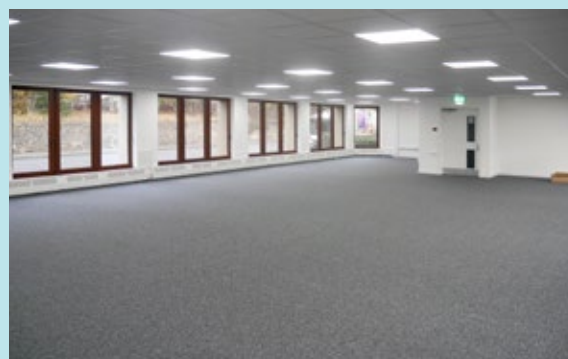
We calculate that the net internal area of the available ground floor front suite is as follows:-

GROUND FLOOR SUITE	212 sq m	2,283 sq ft
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The subjects benefit from 4 car parking spaces located immediately to the rear of the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC "F" rating.



TERMS

Flexible lease terms are available to suit occupier requirements. Further information is available from the joint letting agents.

RATEABLE VALUE

We are advised that the suite has a current Rateable Value of £26,400 resulting in a present liability (2018/19) of c. £12,672. This will be re-assessed on completion of refurbishment.

LEGAL COSTS

Each party to bear their own legal costs, however, the ingoing owner/occupier will incur LBTT, Registration Dues and any other costs chargeable, to include VAT.

VAT

All prices, premiums, rents etc are quoted exclusive of VAT.

FURTHER INFORMATION

Strictly by appointment with the joint letting agents.

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The agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. December 2018.