



25 Greenside Place, Edinburgh, EH1 3AA

- Short Term Letting Available
- Available for Immediate Occupation
- Close to the St James Centre Development
- Open Plan Office Accommodation
- Excellent Transport Links



LOCATION

The subjects are prominently situated at the top of Leith Walk in the section known as Greenside Place. The immediate area has a mix of residential, office and leisure uses. The property is in close proximity to the York Place Tram Halt, providing excellent links to the West of the city and Edinburgh Airport. There are a number of significant new developments in the vicinity including the redevelopment of the St James Centre



DESCRIPTION

The property comprises the upper four floors of an attractive Grade B listed sandstone office building. The well maintained office is located on the second floor and provides open plan accommodation with two meeting rooms. The building benefits from lift access, WCs on each floor, kitchen facilities, CAT 5 cabling with floor boxes, gas central heating and Cat 2 lighting.

ACCOMMODATION

According to our calculations from measurements taken onsite we estimate the subjects extend to the following approximate net internal areas:

Total: 134.43 Sq m (1447 Sq ft)

RATEABLE VALUES

In accordance with the Scottish Assessors Association we have been advised that the subjects have a rateable value of £16,100. The unified business rate is presently set at £0.48 excluding water and sewage, which are levied separately.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings, Transactions Tax and registration dues incurred in this transaction.

EPC

Available upon request.

RENT

Available upon request

To arrange a viewing contact:



Joe Helps
Surveyor
joe.helps@g-s.co.uk
0131 240 5291



Chris King
Surveyor
chris.king@g-s.co.uk
0131 225 1559

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2018