

DEAN HOUSE

24 RAVELSTON TERRACE
EDINBURGH



TO LET

**NEWLY REFURBISHED HIGH
QUALITY OPEN PLAN OFFICES**
24,202 SQ FT (2,248 SQ M)
WITH GENEROUS CAR PARKING

SUITES AVAILABLE FROM
4,000 SQ FT APPROX.





DOUBLE HEIGHT RECEPTION



ATTRACTIVE TERRACES

LOCATION

Dean House is situated approximately one mile from Edinburgh city centre, close to Queensferry Road, one of the principal routes providing excellent access to the west, Edinburgh Airport and motorway network. Public transport links are good with a number of bus routes running directly past the building and Haymarket rail and tram interchange less than 15 minutes' walk.

The building is situated close to a number of other commercial occupiers including Lloyds Banking Group, The Scotsman, Sopra and Marsh.

The area of Stockbridge provides convenient amenities nearby, with a number of shops and restaurants within easy walking distance.

DESCRIPTION

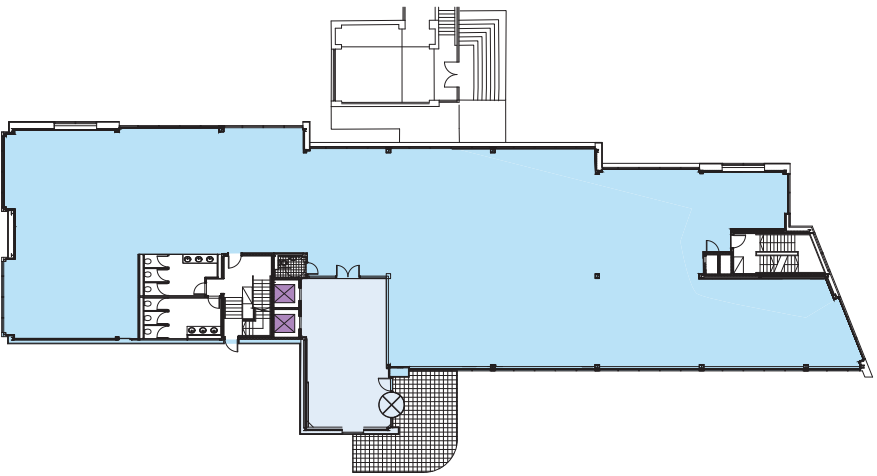
Dean House comprises a modern three storey open plan office building with a combination of surface and basement car parking. The building offers open plan accommodation throughout and has recently been comprehensively refurbished to create space available for immediate occupation. The second floor benefits from two attractive roof terraces.

The entire building is available but the efficient open plan layout would allow easy subdivision, either on a floor by floor basis or splitting to provide two suites per floor.

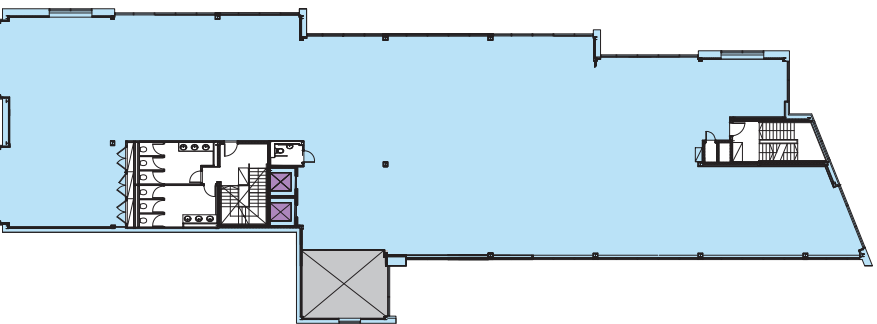
THE HIGH QUALITY SPECIFICATION INCLUDES THE FOLLOWING:-

- Attractive double height reception area
- Two 10 person lifts serving all floors
- VRF comfort cooling throughout
- Raised access floors with floorboxes already wired for power
- Suspended ceiling with metal tiles and recessed fluorescent lighting
- Male, female and accessible toilet on all floors
- Shower facilities
- Newly decorated and re-carpeted
- 52 car spaces

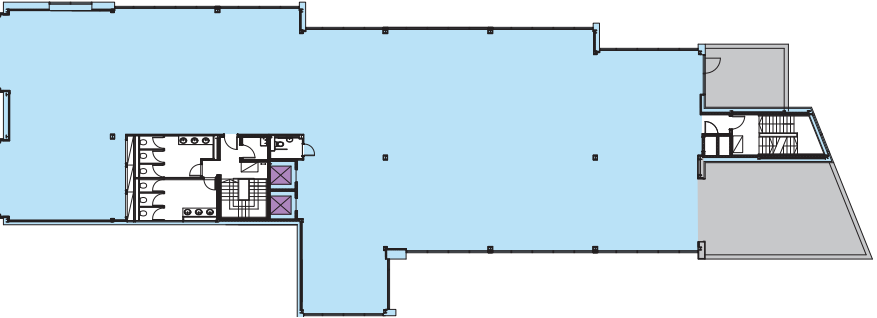
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ACCOMMODATION

The building has recently been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net lettable areas:-

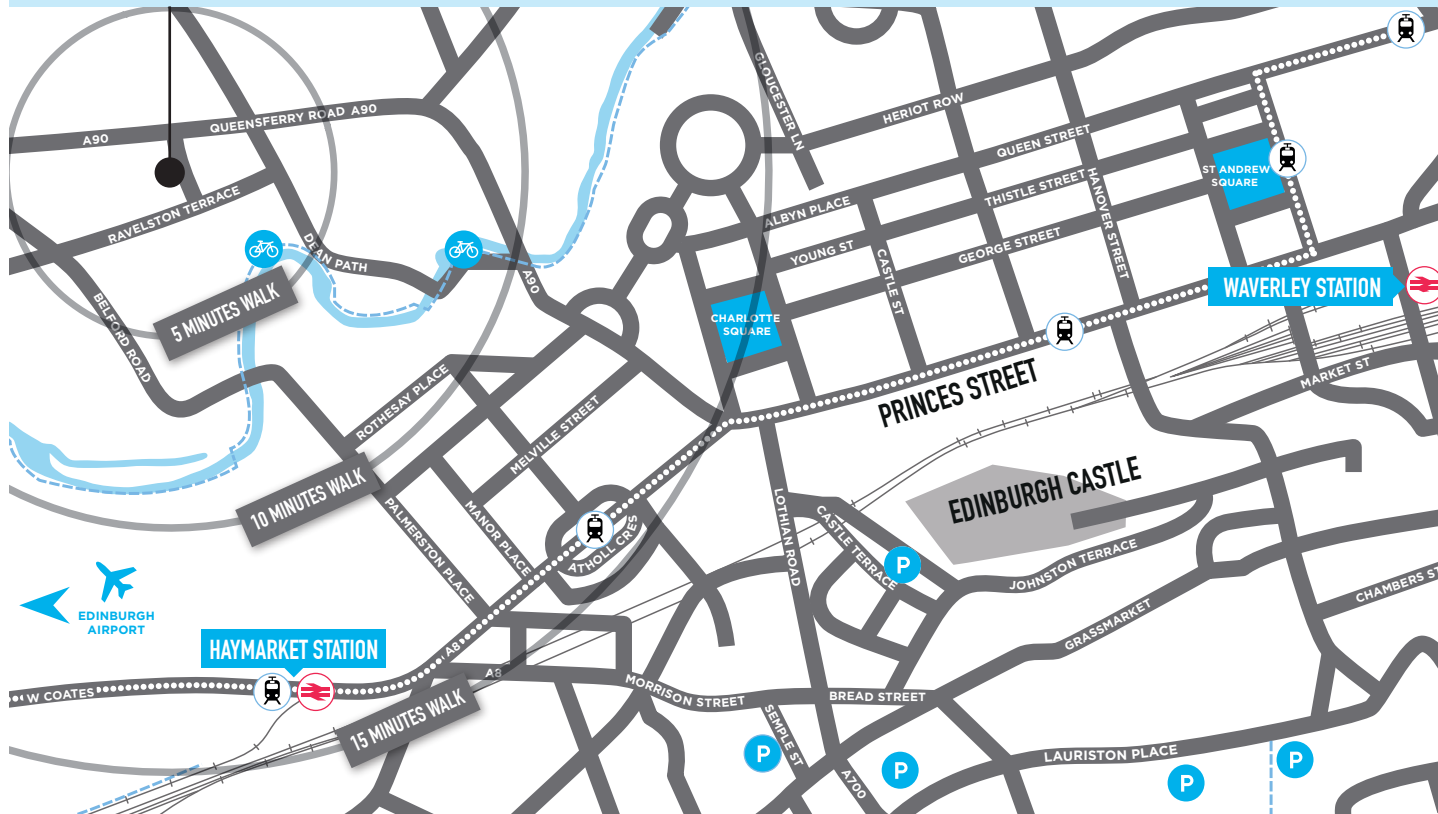
FLOOR	SQ FT	SQ M
GROUND	8,167	758.71
FIRST	8,397	780.12
SECOND	7,638	709.59
TOTAL	24,202	2,248.42

	SQ FT	SQ M
Reception	623	57.88

MODERN THREE
STOREY OPEN PLAN
OFFICE SPACE WITH
TWO ATTRACTIVE
ROOF TERRACES

MODERN OPEN PLAN OFFICE SPACE





LEASE TERMS

The building is currently let in its entirety to Balfour Beatty Group Ltd, expiring in May 2022. Consideration will be given to sub-lettings for a flexible period up to this date. While no discussions have taken place with the landlord, there may be scope to agree an extended term beyond the current head lease term.

Further information regarding quoting terms is available from the letting agents.

RATEABLE VALUE

The building has a current rateable value of £385,100. The building will require to be reassessed if sub-divided. Further information regarding likely rates payable is available from the letting agents.

EPC

A copy of the current EPC certificate is available on request.

ENTRY

The accommodation is available for immediate occupation.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING AND FURTHER INFORMATION

CBRE

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