

# TO LET

## OFFICE PREMISES

# Ryden



### 57 CALTON ROAD, EDINBURGH EH8 8FJ

- 135 SQM (1,454 SQFT)
- SELF CONTAINED GROUND FLOOR OFFICE
- CITY CENTRE LOCATION
- SITUATED ADJACENT TO THE MIXED USE NEW WAVERLEY DEVELOPMENT AND QUEEN ELIZABETH HOUSE HUB OFFICE.

### GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

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## LOCATION

The property is located to the east of the city centre in Edinburgh's Old Town, a mixed use location, which benefits from stunning views to Calton Hill and Arthurs Seat.

Calton Road is a short distance from Edinburgh's major transport links, with Princes Street and Waverley Train Station, the city's principal transport hub, approximately 10 minutes' walk away.

The location benefits from a wide range of retail, leisure and restaurant facilities mainly on Edinburgh's Royal Mile, which is only 2 minutes' walk from the property. In addition, the location is within close proximity to the City of Edinburgh Council headquarters, Queen Elizabeth House and the Scottish Parliament building along with a number of prestigious office occupiers.

## DESCRIPTION

The subjects comprise a self-contained, modern ground floor office space, recently fitted out and which forms part of a residential development on Calton Road. Internally, the property provides open plan office accommodation which benefits from main road frontage along with the following:

- Gas central heating
- Double glazed frontage
- DDA Compliant
- WC Facilities and Shower
- Kitchenette/tea prep facilities
- Security Alarm
- Cat 6 cabling throughout
- Wooden floor
- Two meeting rooms and Board Room
- Cycle storage available in back courtyard

## ACCOMMODATION

The property has been measured to provide the following area:

Area	Sqm	Sqft
Ground Floor	135	1,454

## BUSINESS RATES

According to the Local Assessors the premises has a Rateable Value of £19,700, this results in rates payable (2020/2021) of £9,653 per annum.

## TERMS

The premises are available to lease at an annual rental of £32,000 for terms to be agreed.

## VAT

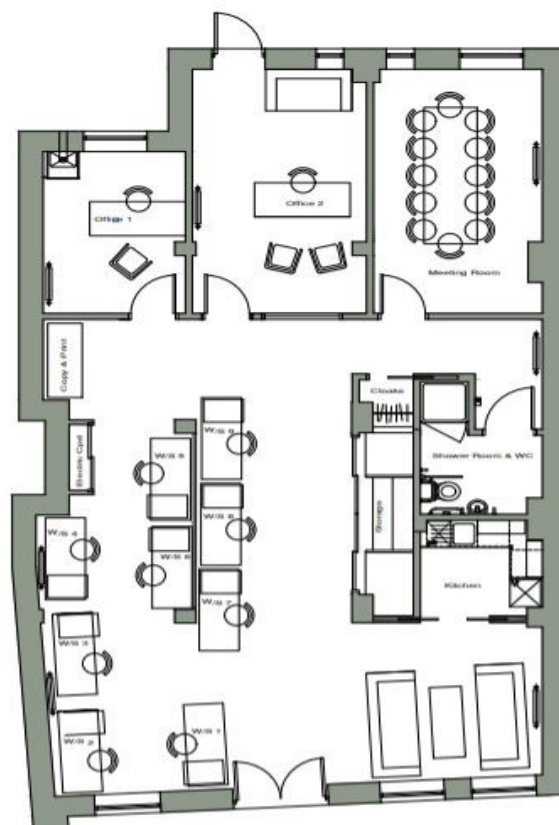
All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

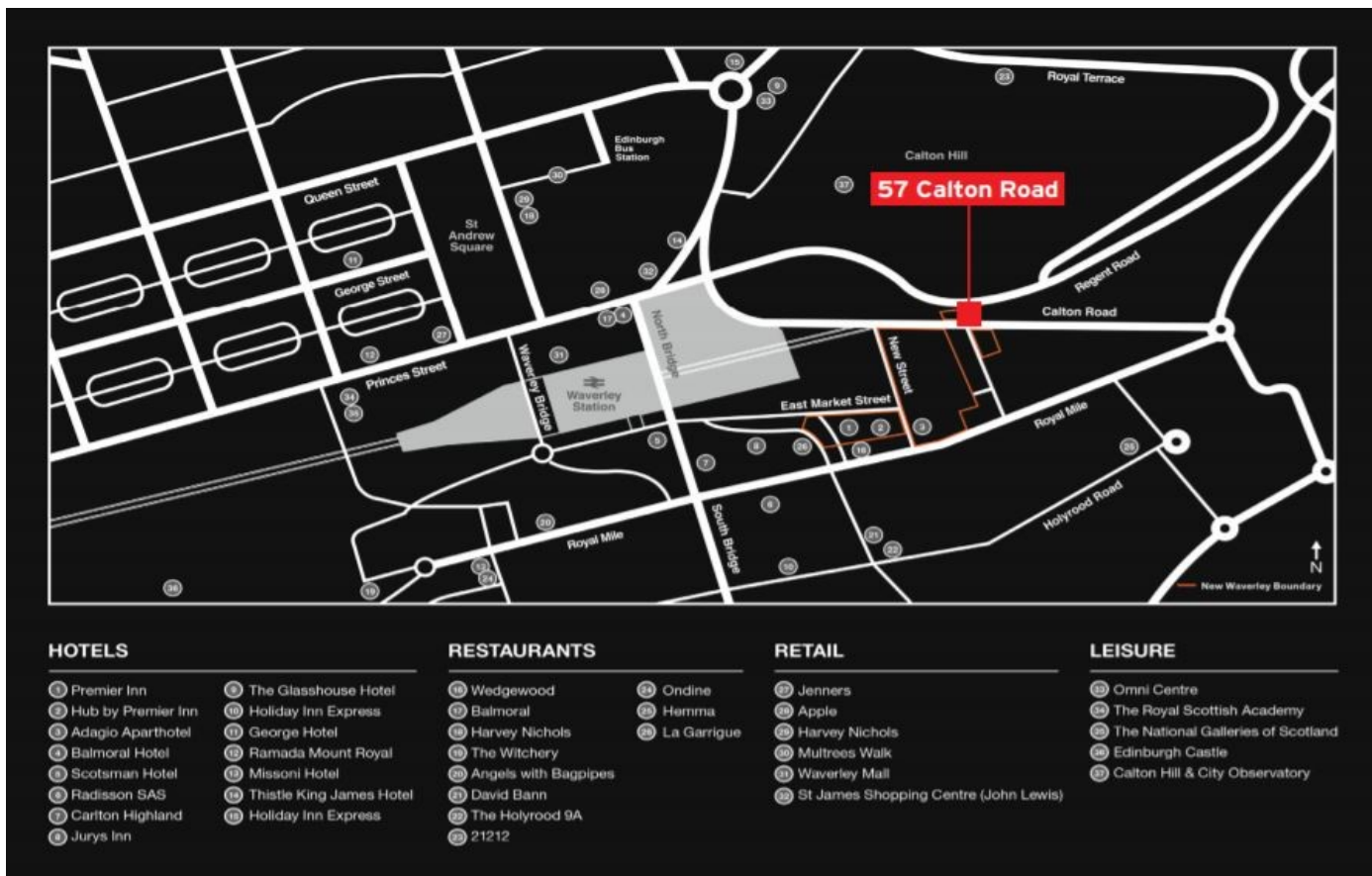
## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of 'B'. A copy of the energy performance certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any Land and Buildings Transaction Tax (LBTT), registration dues and VAT thereon.





## VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment with sole agents:

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