

TO LET

OFFICE SPACE

GREENSIDE HOUSE, 25 GREENSIDE PLACE
EDINBURGH EH1 3AA

- CITY CENTRE OFFICE SPACE
- OPEN PLAN AND CELLULAR OPTIONS
- EXCELLENT PUBLIC TRANSPORT LINKS
- VAT NOT PAYABLE ON THE RENT
- 2F2: 1,447 SQ FT

LOCATION

The subjects are located at the top of Leith Walk in the section known as Greenside Place which is directly adjacent to the Playhouse Theatre. The immediate area is a mix of residential, office and leisure uses. The subjects are within a 5 minute walk from the York Place Tram Halt and Edinburgh Bus Station and within a 10 minute walk from Waverley Train Station.



DESCRIPTION

Greenside House comprises of the upper four floors of a substantial sandstone office building with a pitched slate roof.

The office benefits from;

- Lift access
- Male and Female WC facilities on each floor
- Kitchen facilities on each floor
- Cat 5 Cabling with some floor boxes
- Gas heating
- Secondary glazing
- Cat 2 Lighting
- Suspended ceilings
- EPC - D

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area extends to approximately:

2F2: 1,447 SQ FT

LEASE TERMS

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

RENT

Available on request.

RATEABLE VALUE

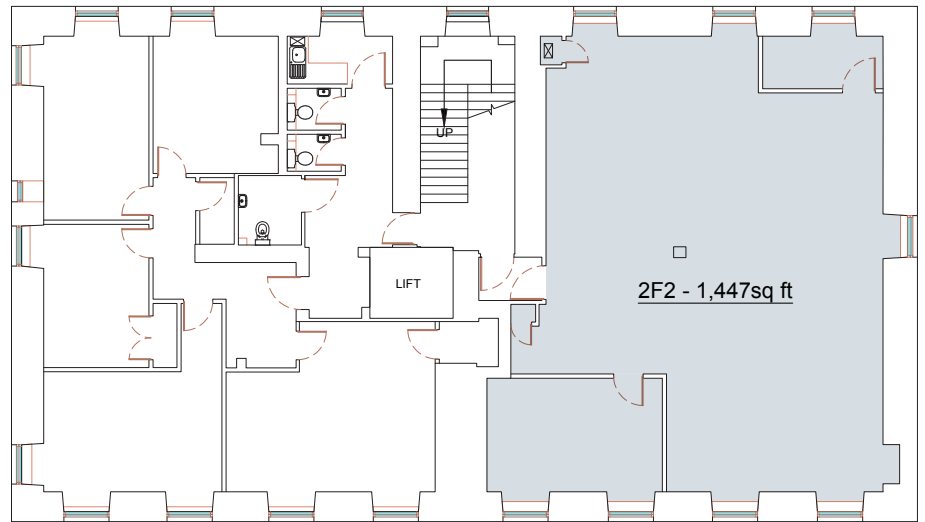
The property is entered in the Valuation Roll with a rateable value as follows:

2F2: £16,100

As such ingoing occupiers may benefit from up to 25% small business rates relief.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, LBTT and any other expenses.



Demised area of 2F2 shaded in grey. Plan not to scale



VAT

The property is not elected for VAT. As such VAT will not be charged on the rent.

ENTRY

Entry with vacant possession can be given on conclusion of legal formalities.

VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

John Morton MRICS
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Angus Thomson MRICS
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