

# TO LET

OFFICE SPACE  
202 SQ M (2,198 SQ FT)

PRELIMINARY  
MARKETING  
DETAILS

1-5 BELLS BRAE, EDINBURGH, EH4 3BJ



- TO LET
- OPEN PLAN OFFICE ACCOMMODATION
- REFURBISHMENT UNDERWAY
- EXCELLENT WEST END LOCATION
- 2 PARKING SPACES

## LOCATION

The office at Bells Brae is accessed from Queensferry Road at the south end of the Dean Bridge, making it very accessible from Edinburgh city centre and commuters from the north. Melville Street and Charlotte Square are situated

within a 5/8 minute walk of the subjects and Haymarket train station is a 10 minute walk. There are many amenities including; bars, restaurants and coffee shops in close proximity.

## DESCRIPTION

1-5 Bells Brae is a self-contained ground and 1st floor office comprising three large open plan spaces, undergoing a refurbishment and benefits/will benefit from:

- Cat 5 cabling
- Gas fired heating
- LED lighting
- Intruder alarm
- Good natural daylight
- Kitchen and WC facilities on every floor
- 2 parking spaces to the side
- EPC rating: E

## ACCOMMODATION

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

	SQ M	SQ FT
Ground Floor	65.8	708
First Floor	136.2	1,490
<b>Total</b>	<b>202</b>	<b>2,198</b>

## LEASE TERMS

Our clients are seeking to let this property as a whole on a full repairing and insuring lease, for a term to be agreed.

## RENT

Available on request.

## RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a rateable value of: £29,100.

As such the approximate rates payable will be £13,968 per annum.

## 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.

## VAT

All prices premiums etc are quoted exclusive of VAT.

## ENTRY

Entry with vacant possession can be given from September 2018 following conclusion of legal formalities

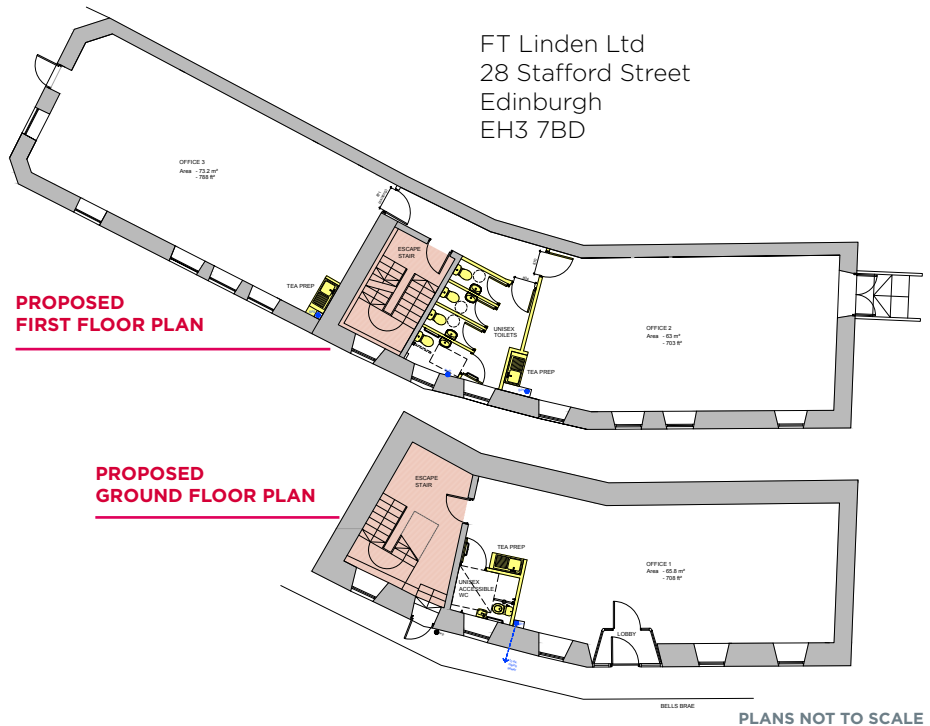
## VIEWING

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

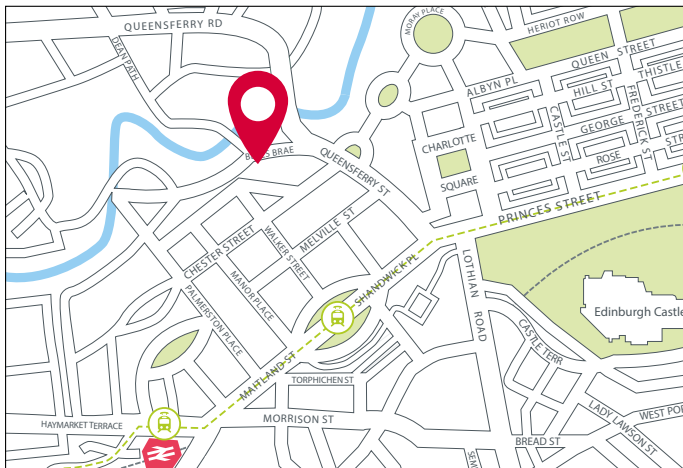
Angus Thomson MRICS  
angus.thomson@ftlinden.com

John Morton MRICS  
john.morton@ftlinden.com

FT Linden Ltd  
28 Stafford Street  
Edinburgh  
EH3 7BD



PLANS NOT TO SCALE



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**0131 226 6287**