

TO LET

OFFICE SPACE

BEARFORD HOUSE
39 HANOVER STREET, EDINBURGH, EH2 2PJ



- CITY CENTRE OFFICE SPACE
- OPEN PLAN WITH MEETING ROOM
- EXCELLENT PUBLIC TRANSPORT LINKS
- SPACE READY FOR IMMEDIATE OCCUPATION
- CERTIFIED CAT 5 CABLING
- 949 SQ FT

LOCATION

Hanover Street is located in the heart of Edinburgh City Centre. It is an extremely busy thoroughfare. The location is popular amongst office occupiers and retailers and there are a number of high profile occupiers in the immediate vicinity including; HSBC, Abbey National, Jack Wills and TSB.

There is a tram halt within 5 minutes walk and both Edinburgh Waverley train station and Edinburgh's main Bus Station are within a 10 minute walk.

DESCRIPTION

The available accommodation comprises a 3rd floor open plan office suite with a meeting room and generous self-contained kitchen.

The suite benefits from;

- Lift access
- LED Lighting
- Dedicated self-contained Kitchen facility
- Certified Cat 5 Cabling with some floor boxes
- Gas heating
- Cat 2 Lighting
- EPC: E+

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: 88.16 SQ M (949 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 rateable values as follows:

(3F1) 39 Hanover Street: £12,300

As such ingoing occupiers may benefit from up to 100% small business rates relief.

LEGAL COSTS

Each party shall be responsible for their own reasonably 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 immediately 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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