

# TO LET

OPEN PLAN OFFICE  
2,835 SQ FT (263 SQ M)

4 BEAVERBANK BUSINESS PARK  
LOGIE MILL, EDINBURGH, EH7 4HG



- SELF CONTAINED
- GROUND FLOOR
- 2,835 SQ FT (263 SQ M)
- 7 PARKING SPACES
- FLEXIBLE TERMS AVAILABLE

## LOCATION

Beaverbank is a well established business park situated one mile north of the City Centre. Accessed off Logie Green Road. The area has an excellent provision of amenities with gyms, cafes, and a Tesco superstore. Other occupiers in the park include; KAL, Petroleum Experts, Myeloma UK and Osprey Holidays.

## DESCRIPTION

The available accommodation comprises of the ground floor of unit 4 which is an open plan, self contained ground floor office, DDA accessible.

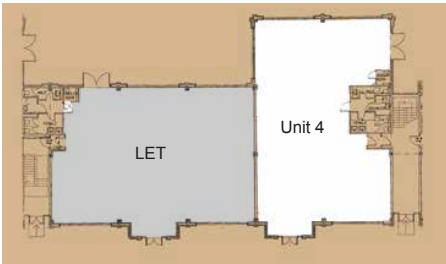
The subjects form part of a mid terrace modern 2 storey pavilion with brick cladding and aluminium framed double glazed windows. They benefit from:

- Cat 5 cabling
- Air conditioning via ceiling mounted cassettes
- Secure entry phone system
- Raised access flooring with 150mm void
- 7 parking spaces
- Tea prep facilities
- Male, female and disables WC facilities
- EPC rating: D

## ACCOMMODATION

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

Unit	FLOOR	SQ M	SQ FT
4	Ground	263	2,835



## 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 subjects are listed on the assessors portal as having a Rateable Value of £36,700. This would give an ingoing occupier an annual rates bill in the region of £13,300.

## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, stamp duty land tax 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:

Angus Thomson MRICS  
angus.thomson@ftlinden.com

John Morton MRICS  
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28 Stafford Street  
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- 1 BEAVERBANK BUSINESS PARK
- 2 TESCO
- 3 TANFIELD
- 4 ABERDEEN STANDARD
- 5 RBS
- 6 GEORGE STREET

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