

IMAGE COURTESY OF PARABOLA

TO LET

- > **EXCELLENT VALUE ASSIGNATION**
- UNTIL 2028 WITH TBO IN 2025**
- > **FULLY FITTED OFFICE**
- > **771 SQM (8,296 SQ FT)**
- > **PASSING RENT £7.86 PSF**

Location

The subjects are located in the South Gyle with excellent connectivity by way of Tram, Train and Bus not to mention the adjacent A720 City Bypass which connects to the M8, M9 and M90 national motorway network. The subjects are also situated on National Cycle Routes 8, 75 and 754 and secure bike storage is available within the property along with a repair station. There is an on site Café and The Gyle Shopping Centre is a 5 minute walk away with further amenities.

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“ Refurbished building to exceptional standard ”

Description

The subjects comprise of 2nd floor north suite which has been fitted out to a high standard with excellent kitchen facilities, directors offices and meeting rooms. This is accessed via a lift at the North Entrance, although access is also available from the West Entrance.

- Fast internet speed
- Air conditioning
- Extensive kitchen and staff welfare facilities
- Excellent views
- Good natural daylight and lg7 /led lighting
- 26 Dedicated parking spaces with some EV chargers
- Shared bike storage
- Excellent shower facilities
- On- site cafe
- EPC: 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
771	8,296

They also have 26 allocated parking spaces.

Lease Terms

Our clients which is available for assignation runs to 21 November 2028 with a Tenant only Break Option at 21 November 2025 subject to 6 months prior written notice.

The lease has an extremely comprehensive Schedule of Condition attached to it. Available on request.

Rent

The passing rent is £65,250 pax. On 21 November 2023 there is a fixed uplift to £82,296 pax (£10 psf) which is approximately half of the market rent for the space.

Service Charge

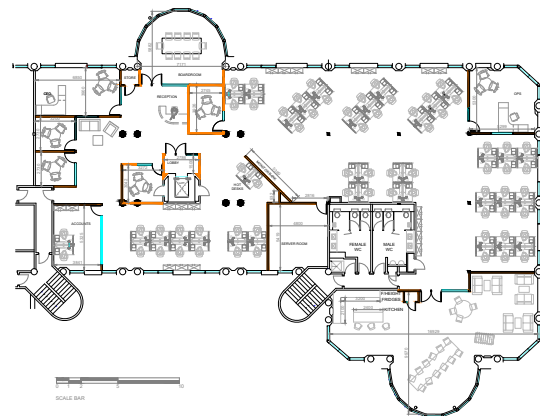
The existing lease provides a service charge cap of **£4.85 psf** is increased annually in line with RPI.

Rateable Value

We have been advised by the Local Assessors that the subjects have a rateable value of: £73,200. This will provide an incoming occupier a rates bill in the region of £36,500 pa (**£4.40 psf**).

Legal Costs

Each party shall be responsible for their own reasonable incurred costs; however the incoming party shall be responsible for any registration dues, land and buildings tax and any other expenses.



VAT

VAT will be applicable to the rent.

Entry

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



Viewing & Further Information

By contacting the sole agents:

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