

TO LET

- > **MODERN OPEN PLAN OFFICE**
- > **FULLY FITTED**
- > **EXCELLENT CENTRAL LOCATION**
- > **EPC: D**
- > **3,965 SQ FT**

Location

Papermill Wynd runs parallel with McDonald Road, being accessed from Leith Walk, the main arterial route serving the east side of the city centre, approximately half a mile north of Edinburgh city centre.

McDonald Road has witnessed development over recent years with a number of new offices and residential accommodation being built in the vicinity. The subjects are a few minutes walk from Leith Walk and Bonnington Road, which has 12 bus routes running past on a regular basis, along with a new tram halt on Leith Walk. Waverley rail station and St Andrews bus station are 15 minutes walk from the subjects and there are a large number of bars/restaurants, fitness and retail facilities in the immediate vicinity.

[Find on Google](#) →












**“ four story
converted mill
” building with offices**

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Description

The Stack is a four story converted mill building with offices on ground and first floor and there are 24 high-quality residential units on upper floors.

The ground floor office suites are owner occupied. The available accommodation is located on the first floor which provides a self-contained open plan office with 3 dedicated meeting rooms, benefiting from specification, including the following:

-  A dedicated entrance.
-  Suspended ceiling, incorporating LED light panels.
-  Electric heating
-  Raised access floor
-  DDA complaint
-  Existing fit out with cat 5e cabling
-  Dedicated male and female WC's
-  Shower facilities
-  2 clear parking spaces, plus a further 4/5 blocked spaces
-  Bike storage
-  EPC Rating: D

Accommodation

Accommodation has been measured in accordance with the RICS code of measuring practice (6th Edition) and provide a net internal area of approximately:

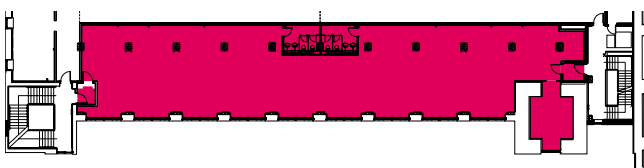
SQ M	SQ FT
368.2	3,964

Lease Terms

The property is available on a Full Repairing and Insuring Lease for a term to be agreed.



Floor Plan



Rent

Available on request.

Rateable Value

The current rate of value for the accommodation is £36,600. Which based on the reach poundage for 2022/2023 equates to £18,226 pa.

Legal Costs

Each party shall be responsible for their own reasonable incurred costs.

VAT

All prices premiums etc are quoted exclusive of VAT



Viewing & Further Information

By contacting the sole agents:

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