



# To Let

Office Space Availability  
1,781 sq ft / 165.49 sq m

**11 Gayfield Street**  
Edinburgh  
EH1 3NR

- Unique self contained property with own front door
- Fully fitted office space with separate meeting room, kitchen, 3 WCs, 2 storage rooms, and data cabling already in situ
- Fully DDA compliant, with wheelchair accessible lift
- Fantastic floor to ceiling heights with an exceptional domed ceiling



## LOCATION

Gayfield Street is prominently located in Edinburgh city centre's vibrant east end with unparalleled surrounding amenities, including the OMNi Centre, St James Quarter, Tesco Express and a variety of independent cafes and restaurants on Broughton Street and Leith Walk.

Exceptional transport links are also right on the doorstep. The tram halt at Picardy Place is reachable within 4 minutes on foot, Waverley Train Station in 11 minutes and Edinburgh Bus Station in 9 minutes.

## DESCRIPTION

The property benefits from generous floor to ceiling heights, as well as the privacy of the property being self contained, allowing tenants to have full control over utility costs and not having to share any facilities with other tenants. The suite itself has a DDA compliant wheelchair lift into the suite, as well as recently refurbished kitchen and three WCs. The office accommodation is largely open plan, with a separate meeting room installed under the mezzanine level. The suite also includes LED lighting, gas central heating and storage rooms at each side on the mezzanine level.



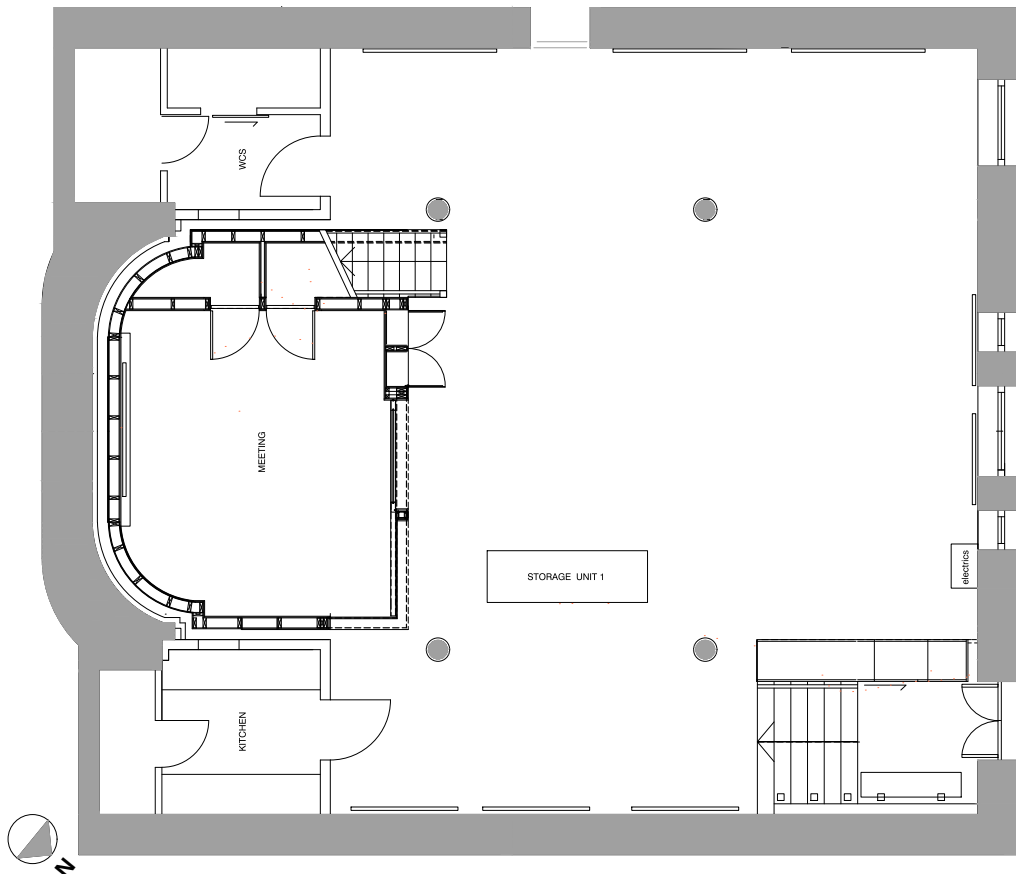
## ACCOMMODATION

The available space comprises the following net internal area:

**1,781 sq ft / 165.49 sq m**



## FLOORPLAN





## LEASE TERMS

The property is available to lease on a Full Repairing and Insuring basis on lease terms to be agreed.

## RENT

Quoting rent available on application.

## BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is understood that the rateable value is £16,400. We advise interested parties to satisfy themselves on their rates payable. Small business rates relief may be available to the tenant.

## ENTRY

Negotiable.

## EPC

Available on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT as standard.

## VAT

VAT will be charged on rent at the prevailing rate.

## VIEWING & FURTHER INFORMATION



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