



CLICK HERE TO  
VIEW VIDEO



# For Sale

Ground and First Floor Offices  
2,811 sq ft / 261.11 sq m

**1-2 Sciennes  
Gardens**  
Edinburgh  
EH9 1NR

- Self-contained, well maintained accommodation
- High quality existing fitout
- Floors can be used individually, with WCs, tea prep areas and separate alarms on both floors
- 6 dedicated car parking spaces

## LOCATION

1-2 Sciennes Gardens is located on the south side of Edinburgh city centre approximately 300m from the east side of the Meadows and a pleasant 12 minute walk from the High Street.

The property provides easy access to Causewayside and numerous bus links. The area is predominantly residential but Quartermile, Holyrood, Summerhall and Kittle Yards are all within walking distance.

There is also a fantastic range of amenities in the immediate area with shops, bars, cafes and restaurants nearby.

## DESCRIPTION

1-2 Sciennes Gardens is a self-contained, well maintained property over ground and first floors which offers stylish office/studio space.

The ground and first floors can be used separately or together. They both have independent access, WCs and kitchen facilities.

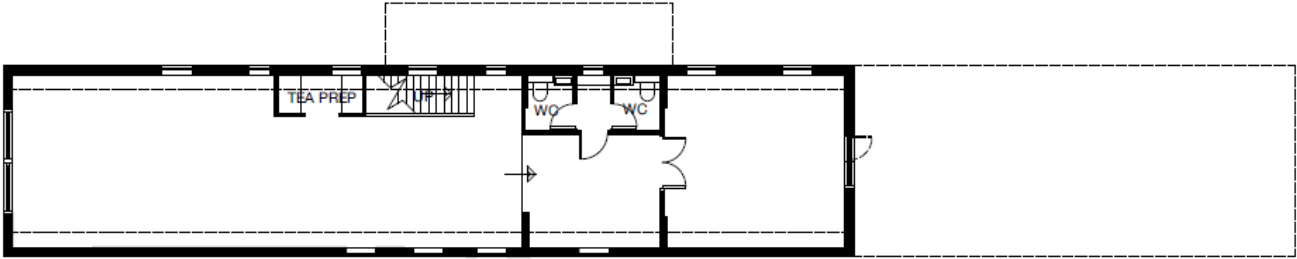
The property also benefits from the following:

- Open plan accommodation on both floors
- High quality existing fitout
- Desks and furniture could also be available by separate arrangement
- Combi boilers on both floors
- Separate alarms for both floors
- Perimeter trunking throughout, with existing data cabling
- 6 dedicated car parking spaces
- Recently refurbished WCs on ground floor

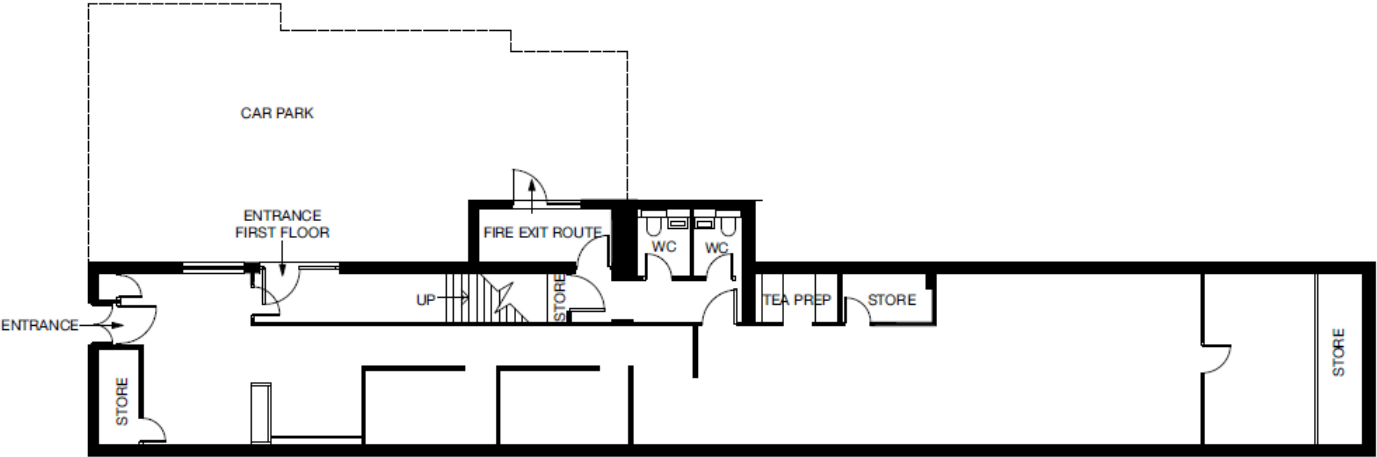




# FLOORPLANS

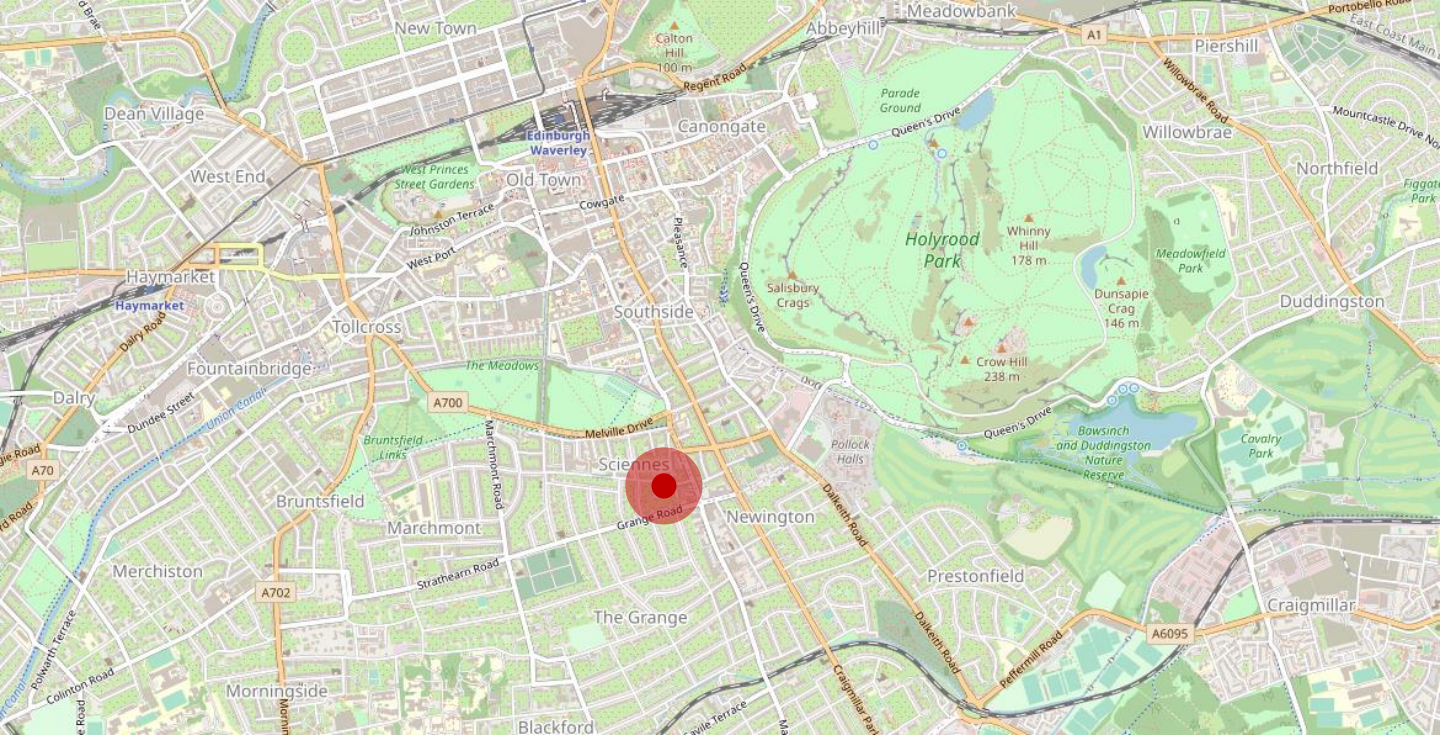


FIRST FLOOR



GROUND FLOOR





## ACCOMMODATION

The property provides 2,811 sq ft / 261.11 sq m office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6<sup>th</sup> Edition).

	Sq Ft	Sq M
Ground Floor	1,591	147.76
First Floor	1,148	106.63
First Floor Entrance	72	6.71
<b>TOTAL</b>	<b>2,811</b>	<b>261.11</b>

## SALE TERMS

We are inviting offers in excess of £595,000 to acquire the heritable title with full Vacant Possession, on an unconditional basis. Purchasers are invited to submit a note of interest to the Sole Selling agents if they wish to be informed of a Closing Date in due course.

## VAT

VAT will be payable on the purchase price at the prevailing rate.

## ENTRY

To be agreed between both parties upon conclusion of legal missives.

## EPC

More information available on request.

## RATES

The property currently has a rateable value of £29,600 (ground and first floor), the first floor can benefit from Small Business Rates Relief. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser responsible for the payment of registration dues and any LBTT payable.

## AML REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires us to conduct due diligence on the seller AND the buyer. Once an offer has been accepted, the prospective purchaser will need to provide proof of identity and residence before the transaction can proceed.

## VIEWING & FURTHER INFORMATION



**Chris Cuthbert**  
07989 395 165  
chris@cuthbertwhite.com



**Sara Dudgeon**  
07810 117 888  
sara@cuthbertwhite.com

**IMPORTANT NOTICE:** CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Particulars prepared April 2021.