



TO LET

Ground Floor Office Suite  
1,296 sq ft / 120.31 sq m

**Ground Floor**  
**Centrum House**  
108-114 Dundas Street  
Edinburgh  
EH3 5DQ

- Competitively priced office accommodation
- Bright, south-facing suite
- Extensive amenity on the doorstep
- Excellent branding opportunities

## LOCATION

The property provides a first class environment for companies seeking clean, flexible and sensibly-priced offices with an array of amenities on the doorstep; Royal Botanic Gardens, Inverleith Park, Water of Leith, Clark's Bar, New Chapter restaurant and all the various cafes, shops, galleries etc. within Canonmills, Stockbridge and the New Town.

The property is a short walk from the city centre and Waverley Train Station, additionally there are numerous bus links and a taxi rank opposite.

## DESCRIPTION

Centrum House provides office accommodation over lower ground, ground and four upper floors. The ground floor office suite provides good quality, bright office space and also benefits from:

- Perimeter trunking
- Kitchen facilities
- Meeting rooms
- Double glazed windows

In addition, 2 secure car parking spaces under the building are also available and can be arranged via separate negotiation.

## ACCOMMODATION

The suite has a net internal area of 1,296 sq ft / 120.31 sq m.

## LEASE TERMS

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

## RENT

We are seeking rental offers in excess of £22,000 + VAT (car parking at an additional cost).

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates associated to the premises. We understand the rateable value is currently £14,300.

Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

## SERVICE CHARGE

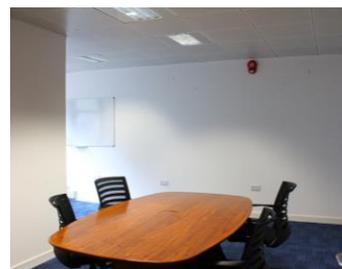
The suite has a competitive service charge and further details are available on request.

## ENTRY

Entry can be granted upon conclusion of legal missives.



Indicative Floorplan



## VAT

VAT will be charged on rent and service charge at the prevailing rate.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of D.

## VIEWING & FURTHER INFORMATION

Nick White

[nick@cuthbertwhite.com](mailto:nick@cuthbertwhite.com)

07786 171 266

Sara Dudgeon

[sara@cuthbertwhite.com](mailto:sara@cuthbertwhite.com)

07810 117 888

James Metcalfe

[james@cuthbertwhite.com](mailto:james@cuthbertwhite.com)

07786 623 282

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 tenants and do not constitute part of an offer or contract. Prospective tenants 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 tenant 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 tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared January 2022.