



To Let

4th Floor Office Suite
1,120 sq ft / 104 sq m

1 Carmichael Place
Edinburgh
EH6 5PH

- Generous onsite parking
- Superb public transport links
- High speed fibre optic broadband
- Fully DDA accessible
- Shower facilities and bike storage

LOCATION

1 Carmichael Place is situated approximately 1 mile from the city centre at the junction of Newhaven and Bonnington Road. The surrounding area is host to a variety of uses, including leisure, commercial and residential.

The Shore and Leith Walk are a ten minute walk from the property and the Bonnington Pub and the Post Office are located on Newhaven Road, opposite Carmichael Place.

Additionally, the Biscuit Factory is a five minute walk from the premises and provides a variety of arts events throughout the year. The number 11 bus runs directly and frequently to the city centre from the Elizafield bus stop on Newhaven Road.

DESCRIPTION

Suite 8 at 1 Carmichael Place comprises a 4th floor open plan office suite with extensive glazing, providing striking views of Arthur's Seat and Calton Hill. There is a secure door entry system at ground floor level providing 24/7 access.

The suite benefits from the following specification:

- Raised floors
- Private tea prep facilities
- Secure bike store
- Shower facilities
- Lift access
- Fully DDA compliant
- High speed fibre optic broadband

CURRENT TENANT TESTIMONIALS:

"We've been at 1 Carmichael Place for 12 years now. It's ideally positioned for our business only a short distance from the city centre with good access to local buses, trams and car parking. A great view is a bonus."

**CHRIS WATT, DIRECTOR
CSQ CONSULT**



"Warmworks has leased premises at 1 Carmichael Place since 2015 and has been pleased with the service that we have received. We've built a good relationship and have enjoyed clear value for money, particularly given the central location and amenities available."

**JILL CLARK, CENTRAL SERVICES DIRECTOR
WARMWORKS**



**ONSITE
PARKING**



**SUPERB TRANSPORT
LINKS**

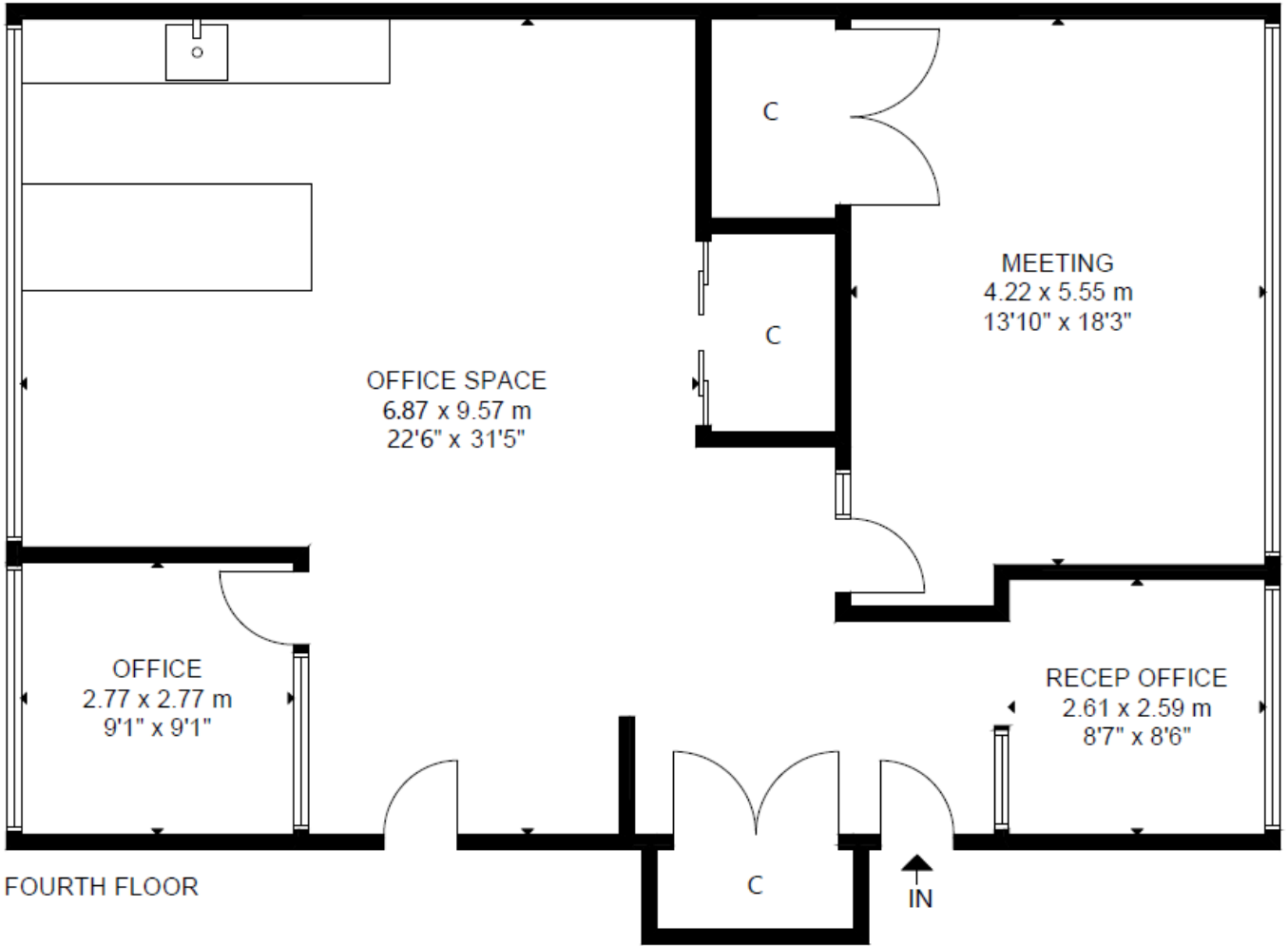


**SHOWER
FACILITIES**



**LIFT
ACCESS**

CURRENT FLOORPLAN (CAN BE ADAPTED TO OPEN PLAN):



VIEW FROM THE SUITE:





ACCOMMODATION

The suite has a net internal area of 1,120 sq ft / 104 sq m.

LEASE TERMS

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

SERVICE CHARGE

The suite currently has a service charge of c.£5,000 per annum (c.£4.50 psf). Further details are available on request.

VAT

VAT is payable on all outgoings related to the occupation of the building.

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.

ENTRY

Entry can be granted upon conclusion of legal missives.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises has a rateable value of £12,000.

Please note any incoming tenant may qualify for 100% business rate relief through the Small Business Bonus Scheme (SBBS). Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

EPC

The property has an EPC rating of C.

VIEWING & FURTHER INFORMATION



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