



To Let

Second Floor
1,662 sq ft / 154.41 sq m

36 NEWHAVEN ROAD

Edinburgh
EH6 5PY

- 2nd floor suite with its own entrance located on Elizafield
- Cost effective office accommodation
- Common parts to be comprehensively refurbished
- Fully fitted, open plan office space
- Demised tea prep area
- Excellent nearby transport links

LOCATION

The property is situated approximately 1 mile from the city centre in a prominent corner position on Newhaven Road. The surrounding area is host to a variety of uses, including leisure, commercial and residential.

The Balfour Street tram halt on Leith Walk is a 10 minute walk away, with a travel time of 8 minutes to the City Centre. The number 11 bus runs directly and frequently to the city centre from the Elizafield bus stop, which is located directly outside the property.

The subjects also benefit from an abundance of green space on the doorstep with Lethem Park, St Marks Park, Redbraes Park and Pilrig Park all within a five minute walk.

DESCRIPTION

The property is accessed via an entrance on Elizafield, which leads directly to the available second floor office suite.

The accommodation also benefits from:

- Fully fitted and open plan office space
- Separate meeting rooms
- Demised tea prep area
- Perimeter trunking
- Carpets throughout

Refurbishment of the common parts and WCs is due to commence shortly.

ACCOMMODATION

The Second Floor suite provides 1,662 sq ft / 154.41 sq m office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition).

LEASE TERMS

The property is available via a sublease from the Head Tenant. The current lease expires on 2nd February 2033.

RENT

Quoting rent is available upon application.

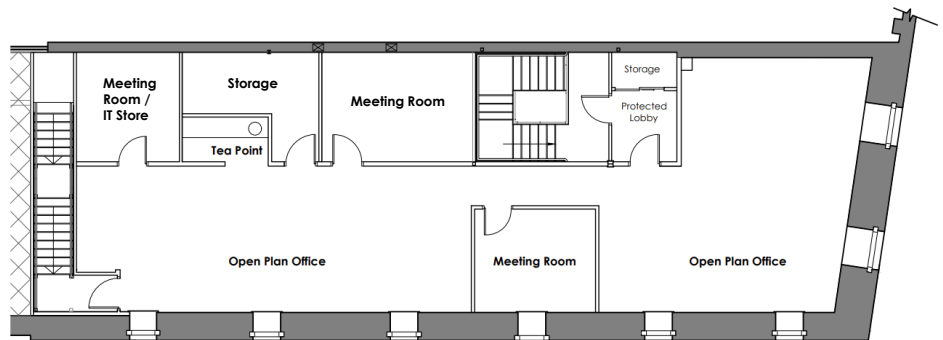
SERVICE CHARGE

There is a service charge for the building and further information is available on request.





EXISTING 2ND FLOOR SUITE:



ENTRY

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

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.

VAT

VAT will be charged on rent at the prevailing rate.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

Available upon application.

VIEWING & FURTHER INFORMATION

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