



TO LET

2nd Floor Office Space
1,775 Sq Ft / 164.90 Sq M

Summerhall

Techcube,
1 Summerhall,
Edinburgh,
EH9 1PL

- Bright, contemporary open plan office space
- Flexible leases available
- Access to Electric Vehicle Charge Points
- Close to George Square and the historic Old Town
- Good public transport links
- Views of the Meadows

LOCATION

The property is part of Summerhall, a vibrant arts and events venue with a restaurant, bar and coffee shop on site. George Square and the historic Old Town are a short walk away.

The Newington location provides a range of restaurants, bars and coffee shops, as well as access to green space in the stunning Meadows. The location also benefits from excellent bus links.

DESCRIPTION

The available accommodation offers a bright, contemporary open plan office space and is carpeted throughout.

- Perimeter trunking
- Access to shared kitchen and WC facilities
- Access to Electric Vehicle charge points through Charge Place Scotland
- Views towards the Meadows

ACCOMMODATION

The space extends to 1,775 sq ft (164.90 sq m).

LICENCE TERMS

Flexible licence terms are available.

RENT

Available upon application.

ENTRY

Available immediately, to be agreed between both parties upon conclusion of legal missives.

LEGAL COSTS

Each party will be responsible for their own legal costs, with 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 on application.

VIEWING & FURTHER INFORMATION

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