



To Sub-Let

Garden Floor Office Suite
6,233 sq ft / 579.06 sq m

Orchard Brae House
30 Queensferry Road
Edinburgh
EH4 2HS

- Fully-fitted, open plan office space
- Newly refurbished and rebranded building
- On site café, gym, yoga studio, wellbeing suite and sanctuary garden
- Free E-bikes and cycle hub
- Dog friendly building
- Generous car parking
- Fully DDA compliant

LOCATION

Orchard Brae House is located on Queensferry Road, a key east/west arterial route providing direct access to Edinburgh city centre.

DESCRIPTION

The suite is located at garden level and is available on a sub-let basis. The property has recently been refurbished to an exacting standard and benefits from the following specification:

- Fully-fitted suite (furniture available by separate negotiation)
- High quality kitchen/break-out area
- Several good quality meeting rooms
- Stunning entrance area
- Highly flexible floorplate
- Superb natural light
- EPC B
- 5* eWave rating
- VRF air conditioning system
- Male, female and accessible toilets
- Shower facilities
- Fully DDA compliant
- Kingspan metal raised access floor
- Metal tiled suspended ceiling
- New LED lighting with PIR sensors
- Building energy management system
- 'Platinum' Cycle Score rating
- 10 car parking spaces available
- Dedicated bicycle entrance with secure storage and servicing
- Free to use tenant E-bikes
- Well equipped gym and yoga studio
- Wellness suite and sanctuary garden
- On site café with meeting area
- Dog friendly building, including a dedicated dog walking area

ACCOMMODATION

The available office has a net internal area of 6,233 sq ft / 579.06 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

Floor	Sq Ft	Sq M
Garden	6,233	579.06





RENT AND SUB-LEASE TERMS

£128,769 + VAT per annum. The tenant has a break option in November 2026 and a rent review in November 2024.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. The property currently has a rateable value of £107,450 (including car spaces); it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

SERVICE CHARGE

The tenant benefits from a capped service charge – further information available on request.

VAT

The building is elected for VAT. VAT will be payable on all outgoing related to the occupation of the building.

LEGAL COSTS

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

EPC

EPC rating of B.

VIEWING & FURTHER INFORMATION



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