



# To Let

Second Floor  
1,662 sq ft / 154.41 sq m

## 36 NEWHAVEN ROAD

Edinburgh  
EH6 5PY

- 2<sup>nd</sup> 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 (6<sup>th</sup> Edition).

## LEASE TERMS

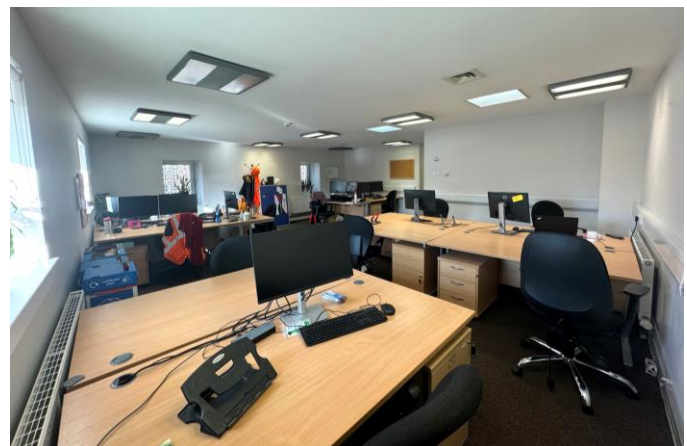
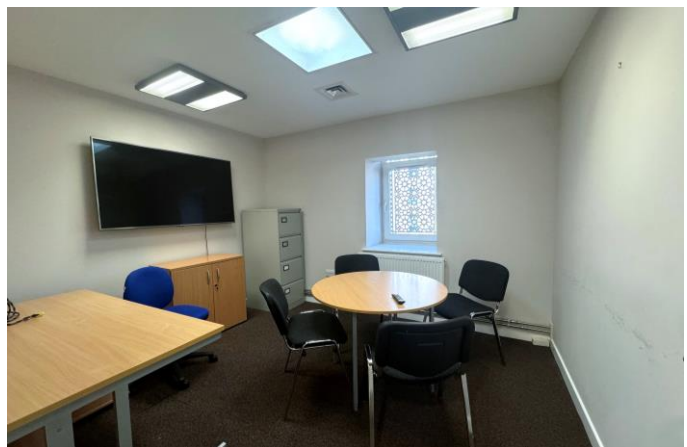
The property is available via a sublease from the Head Tenant. The current lease expires on 2<sup>nd</sup> February 2033.

## RENT

Quoting rent is available upon application.

## SERVICE CHARGE

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





# POST-REFURBISHMENT VISUALS

TYPICAL MEETING ROOM



3. VISUAL DEVELOPMENT

ACTIVE TRAVEL ARRIVAL



CLEAR ZONING



PLAYFULL WORDING



CONNECTION WAYFINDING

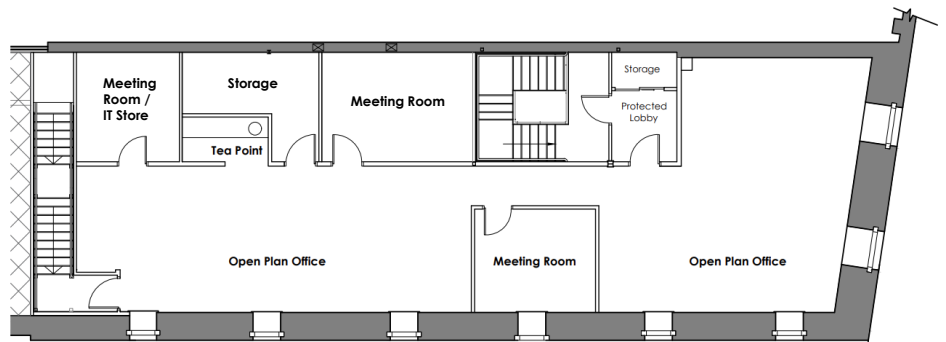


BOLD GRAPHIC WALL





## EXISTING 2<sup>ND</sup> 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

**James Metcalfe**  
07786 623 282

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

**Chris Cuthbert**  
07989 395 165

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

**IMPORTANT NOTICE:** CuthbertWhite Ltd for the Head Tenant 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 Head Tenant. 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 September 2024.

