



5 New Mart Place

EDINBURGH | EH14 1RW

TO LET / MAY SELL

Ground floor office suite
available - 2,713 sq ft / 252 sq m

LOCATION

5 New Mart Place is situated in the established Chesser business area, approximately four miles south-west of Edinburgh city centre and conveniently positioned between the city centre and West Edinburgh.

The property benefits from excellent transport connections, with regular bus services operating along nearby Gorgie Road and Slateford Road, providing easy access to the city centre and surrounding areas. Slateford Railway Station is approximately a five-minute walk from the property, offering direct connections to Haymarket.



ACCOMMODATION

Floor	Suite	Sq Ft	Sq M
Ground	1	2,713	252

DESCRIPTION

5 New Mart Place comprises a modern pavilion-style office building providing contemporary office accommodation over two floors.

The building provides a professional working environment with passenger lift access and well-maintained common areas. Office accommodation within the property benefits from a modern specification, with features including air conditioning, raised access flooring and suspended ceilings.



4 demised car spaces



Fitted Kitchen and breakout space

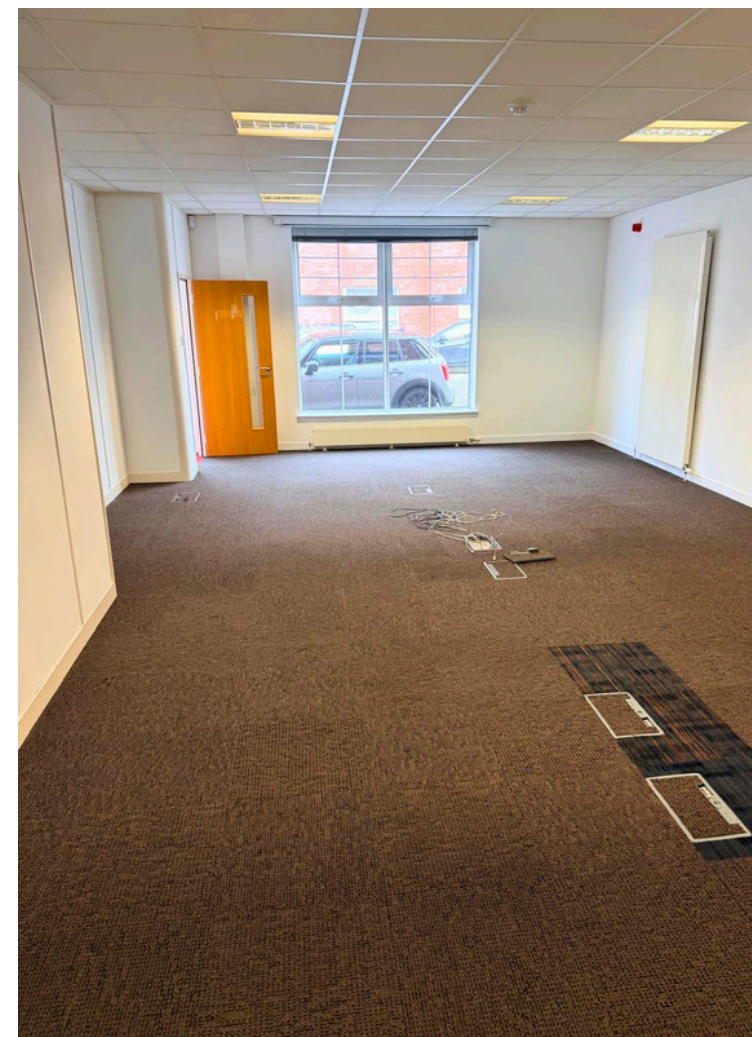


Walk in ready



Meeting rooms in situ







RENT, LEASE TERMS AND SALE PRICE

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed. Rent and Sale price is available on application.

BUSINESS RATES

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

VAT

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

LEGAL COSTS

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

SERVICE CHARGE & EPC

Available on Request.

AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.



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