

5 New Mart Place

EDINBURGH | EH14 1RW

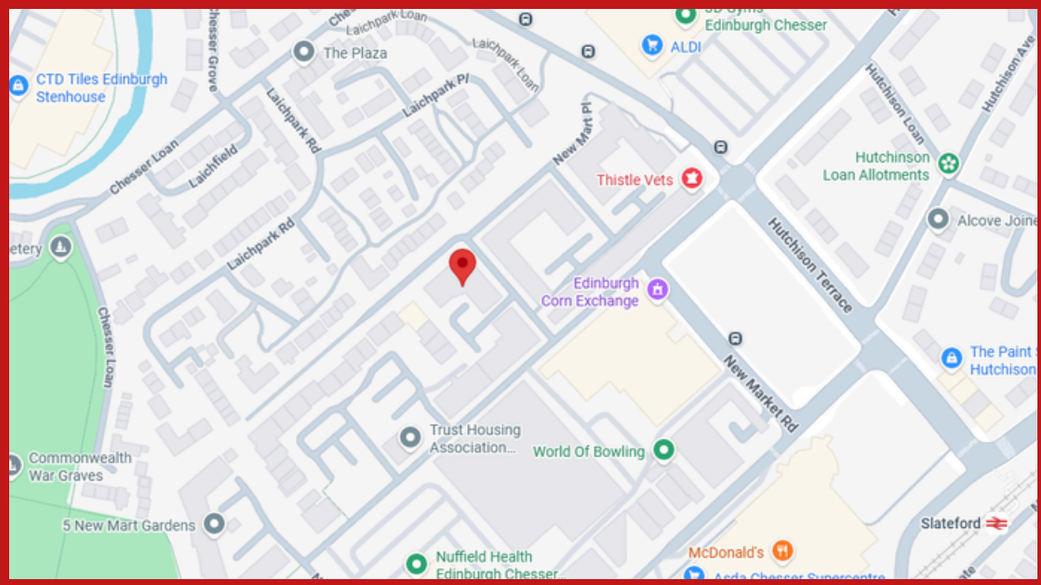
FOR SALE / FOR LEASE

Ground floor office suite -
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.



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





ACCOMMODATION

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















PRICE / LEASE TERMS

Sale price and lease terms are available on application.

VAT

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

SERVICE CHARGE & EPC

Available on Request.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

The rates payable is £6.89 psf.

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.

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.

Cuthbert White

cuthbertwhite.com

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