



TO LET

Ground Floor Office Suite
1,296 sq ft / 120.31 sq m

Ground Floor Centrum House

108-114 Dundas Street
Edinburgh
EH3 5DQ

- Competitively priced office accommodation
- Bright, south-facing suite
- Extensive amenity on the doorstep
- Excellent branding opportunities

LOCATION

The property provides a first class environment for companies seeking clean, flexible and sensibly-priced offices with an array of amenities on the doorstep; Royal Botanic Gardens, Inverleith Park, Water of Leith, Clark's Bar, New Chapter restaurant and all the various cafes, shops, galleries etc. within Canonmills, Stockbridge and the New Town.

The property is a short walk from the city centre and Waverley Train Station, additionally there are numerous bus links and a taxi rank opposite.

DESCRIPTION

Centrum House provides office accommodation over lower ground, ground and four upper floors. The ground floor office suite provides good quality, bright office space and also benefits from:

- Perimeter trunking
- Kitchen facilities
- Meeting rooms
- Double glazed windows

In addition, 2 secure car parking spaces under the building are also available and can be arranged via separate negotiation.

ACCOMMODATION

The suite has a net internal area of 1,296 sq ft / 120.31 sq m.

LEASE TERMS

The suite is available to lease on a Full Repairing and Insuring basis on lease terms to be agreed.

RENT

We are seeking rental offers in excess of £22,000 + VAT (car parking at an additional cost).

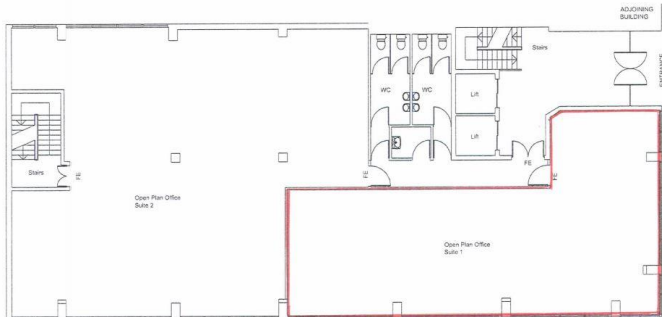
RATES

The incoming occupier will be responsible for the payment of Local Authority Rates associated to the premises. We understand the rateable value is currently £14,300.

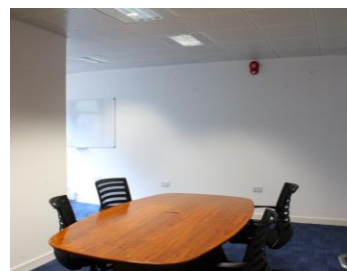
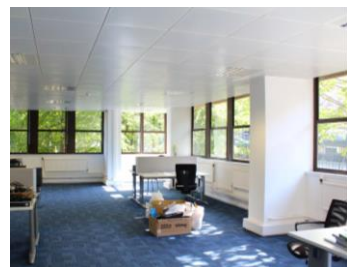
Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

SERVICE CHARGE

The suite has a competitive service charge and further details are available on request.



Indicative Floorplan



ENTRY

Entry can be granted upon conclusion of legal missives.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

LEGAL COSTS

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

EPC

The property has an EPC rating of D.

VIEWING & FURTHER INFORMATION



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