



To Let

1,509 sq ft / 140.19 sq m

Second Floor
222 Leith Walk
Edinburgh
EH6 5EQ

- Contemporary, affordable office accommodation
- Excellent levels of natural daylight
- Dedicated WCs and modern kitchen

LOCATION

Leith Walk is a main thoroughfare from the City Centre and 222 Leith Walk is approximately a 20 minute walk or short bus ride from Waverley Train station and the City.

On street parking is available on the surrounding streets, offering free parking all day. The area benefits from numerous bars, restaurants and boutique retailers

DESCRIPTION

222 Leith Walk provides modern office accommodation over 4 floors. Volunteer Edinburgh owns the building, occupying 3 of these floors and they are now looking to lease the 2nd floor to interested parties.

The second floor benefits from excellent levels of natural light, providing a large full height openable window to the Leith Walk elevation, with skylights serving the rest of the space.

The accommodation benefits from dedicated toilets as well as a modern kitchen. Gas central heating serves the floor.

Entry is via a shared stairway with a dedicated intercom access for 2nd floor.

ACCOMMODATION

The office has a net internal area of approximately 140.19 sq m / 1,509 sq ft.

LEASE TERMS

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

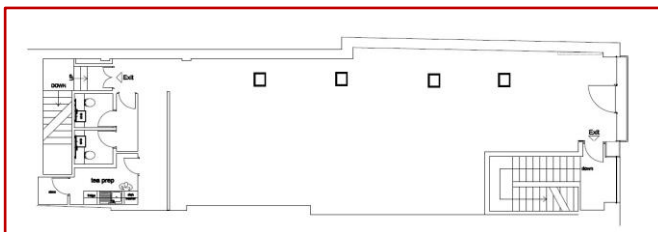
RENT

The quoting rent for the property is £22,000 per annum.

SERVICE CHARGE

The current service charge runs at £5 per sq ft to include:

- Utilities
- Refuse and Recycling
- Common area cleaning
- Window Cleaning
- Alarm system maintenance



INDICATIVE FLOORPLAN

RATES

The property has a current rateable value of £13,000.

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

ENTRY

Entry to the premises can be granted immediately.

VAT

The building is not VAT elected, therefore no VAT will be payable on the rent or service charge.

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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