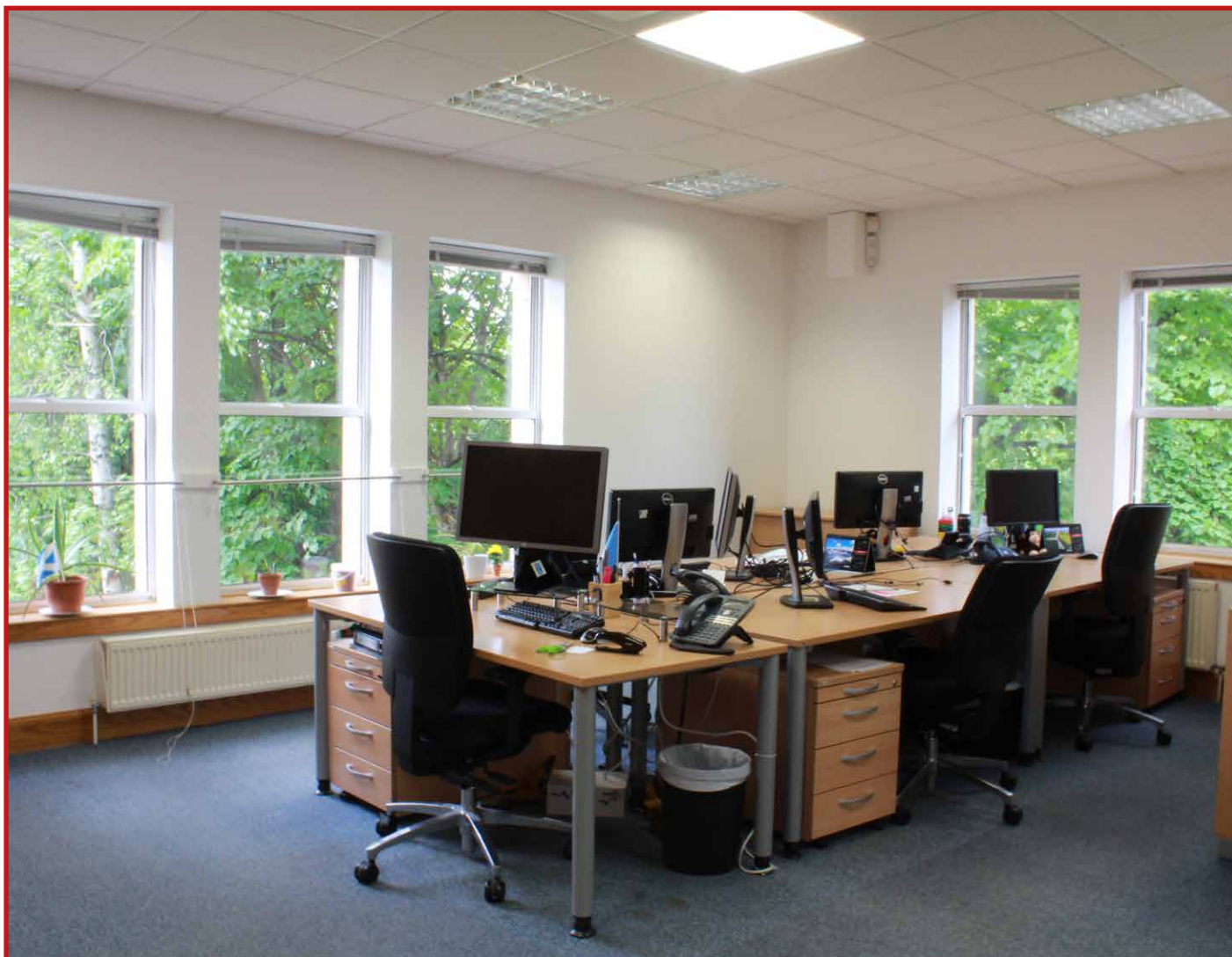






# Fitted Office To Let

2,021 sq ft / 187.76 sq m



## Vantage Point – Part First Floor

24 St John's Road  
Corstorphine  
Edinburgh EH12 6NZ

-  Lift access
-  Superb views of the Pentland Hills
-  Fully fitted office suite with furniture available
-  4 clear car parking spaces available

DEVELOPMENT | AGENCY | INVESTMENT | ACQUISITION | ASSET MANAGEMENT

## LOCATION

Vantage Point is situated on the North side of St John's Road in Corstorphine Edinburgh, 3 miles West of the city-centre.

The property has excellent transport links. St John's Road connects with Glasgow Road providing easy access to the Edinburgh City Bypass and is only 3.5 miles from Edinburgh Airport. There are numerous bus stops on St John's Road servicing a variety of routes, to include the 20, 26 and 31. Additionally, Haymarket Station and Saughton Tram Halt are 2.5 miles and 1 mile from the property respectively.

## DESCRIPTION

Vantage Point comprises a ground, first and second floors. The building was re-developed in 1999 to provide modern office space behind a retained period façade.

The first floor suite provides bright fully fitted office space and benefits from the following:

- Large board room with views of the Pentland Hills
- Small meeting room
- Kitchen facilities
- Comms room (fully cabled with existing BT line)
- Raised access floor
- Double glazing
- Cassette comfort cooling
- Gas fired central heating
- Generous floor to ceiling height
- 4 clear car parking spaces
- Lift access

## ACCOMMODATION

The available office has a net internal area of 2,021 sq ft / 187.76 sq m and has been measured in accordance with the Code of Measuring Practice (6th Edition).

## LEASE TERMS

Our client has a lease which expires in October 2026. There is a Tenant Only break option in October 2021 which they will exercise. The passing rent is £30,465 per annum.

Our client's preference is to assign or sub-let the lease. Alternatively, a new lease may be considered by the landlord. Please contact us for more information about this.

## BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises currently has a rateable value of £25,900. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

## SERVICE CHARGE

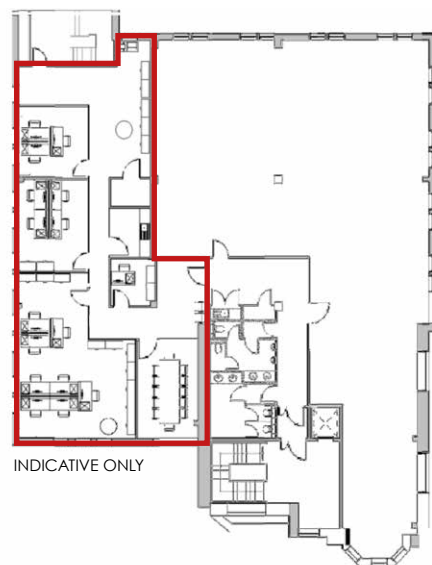
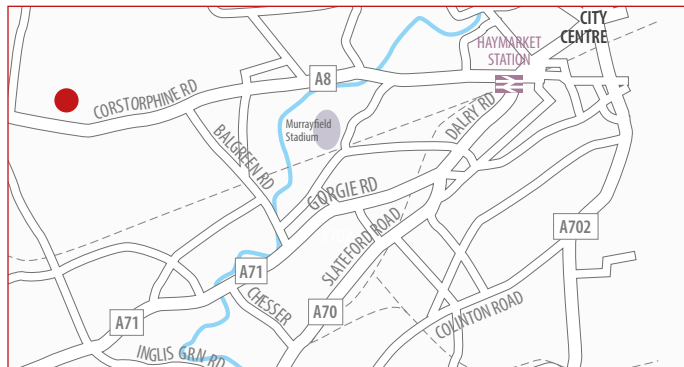
There is a service charge for the 1st floor, more information is available on request.

## VAT

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

## EPC

Available on request.



## 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.

## VIEWING & OTHER INFORMATION

For more information please contact the sole letting agent:

**Sara Dudgeon**

E: sara@cuthbertwhite.com

M: 07810 117 888

**Chris Cuthbert**

E: chris@cuthbertwhite.com

M: 07989 395 165

**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 sub-tenants and do not constitute part of an offer or contract. Prospective sub-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 landlord 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 sub-tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared July 2020.



**Cuthbert  
White**