

# OFFICE SPACE TO LET



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## Available Now

### Space

11 Harewood Road  
Edinburgh  
EH16 4NT

#### To view, please contact:

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Marketed by:

## Key features

- unique building conversion
- light, spacious self-contained office accommodation
- range of office sizes available
- on-site theatre and gallery
- tranquil location with views overlooking Arthur's Seat
- landscaped open space
- easy access to Edinburgh city centre
- ample free parking and good public transport links



# A unique environment

## Details

**Rent** £9.00 per square foot.

**Service charge** £7.64 per square foot.

**Rateable value** From £3,750 – £7,600.\*

**Lease terms** Standard commercial full repairing and insuring terms.

**Legal costs** Each party will be responsible for their own legal costs with an ingoing tenant being responsible for any stamp duty and registration dues incurred.

**VAT** Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

Space is a unique building superbly converted from a 1930's primary school in 2005 which offers light and spacious office accommodation. Services, which are charged on a floor space basis, include reception, maintenance, security, heating and lighting.

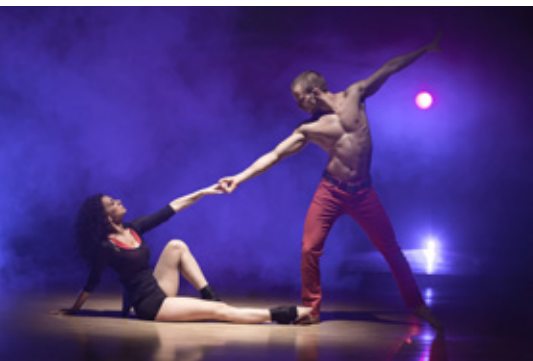
The building is home to a variety of well-known organisations, many with a focus on improving people's quality of life. There is also a theatre and gallery on site managed by one of Scotland's up and coming children's theatre groups.

Whilst being DDA compliant the building benefits from improvements to maximise accessibility for people with varying needs.



### Availability

Room No	Area		Availability
	Sq/m	Sq/ft	
19	55.93	602	Available
20	55.93	602	Available
21	81.38	876	Available
22	44.41	478	Available
23	53.88	580	Available
25	66.05	711	Available



\* You can get business rates relief through the Small Business Bonus Scheme (SBBS) if the combined rateable value of all your business premises in Scotland is £25,000 or less. If the rateable value of your property is £15,000 or less, you may not have to pay any business rates at all.

Existing tenants include:





## A great location



As a result of significant regeneration and investment Craigmillar is becoming a thriving community in which to locate and do business.

With views overlooking Arthur's Seat and access to a shared well maintained small garden and landscaped open space the setting is surprisingly tranquil.



It is less than a mile and a half to Edinburgh city centre and has quick and easy access to both the A1 and the City Bypass.

There is ample free parking around the building and good links to public transport. (Lothian Bus routes 2, 14, 21, 30).

SPACE  
11 HAREWOOD ROAD  
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PLANNING CLASSIFICATION:  
CLASS 4 — OFFICE USE

