



181 Pleasance Edinburgh, EH8 9RU

- Ground Floor: Extending to 1,155 Sq Ft (LET)
- 2nd Floor: Extending to 1,228 Sq Ft (LET)
- 3rd Floor & Gallery: Extending to 1,829 Sq Ft
- Prominent Roadside Location
- Immediately Available for Occupation
- Stunning Views of Arthurs Seat and The Craggs
- Benefits From Lift Access

LOCATION

The subjects are prominently situated on the Pleasance, approximately 0.8 miles south of Edinburgh City Centre, one of the main arterial routes leading from the High Street to Edinburgh Bypass and the south. More specifically, the premises are situated on the west side of The Pleasance in a block bounded by Hardwell Close to the south and Gilmore Street to the north within a mixed commercial and residential locality. The subjects benefit from its close proximity to Nicolson Street, South Bridge and to the new Scottish Parliament at Holyrood, which is situated approximately 1 mile to the north. The subjects are also within walking distance of Waverley Train Station.

DESCRIPTION

The property offers fully refurbished contemporary self-contained office accommodation on the ground, second and third floor levels contained within a 4 storey (plus attic) traditional stone/ brick constructed bond warehouse. Internally, each suite provides modern open plan office accommodation with 2/3 individual offices/meeting rooms. All suites also benefit from male/female WC facilities along with showers and staff breakout/tea prep areas.

The property is accessed via a secure main door on the ground floor level, with access to the upper floors via a lift or main stairwell. Each office has its own dedicated security door with a key fob system currently in place.

The third floor office and gallery benefit from two balconies offering outstanding views of Arthurs Seat and The Crags.

ACCOMMODATION

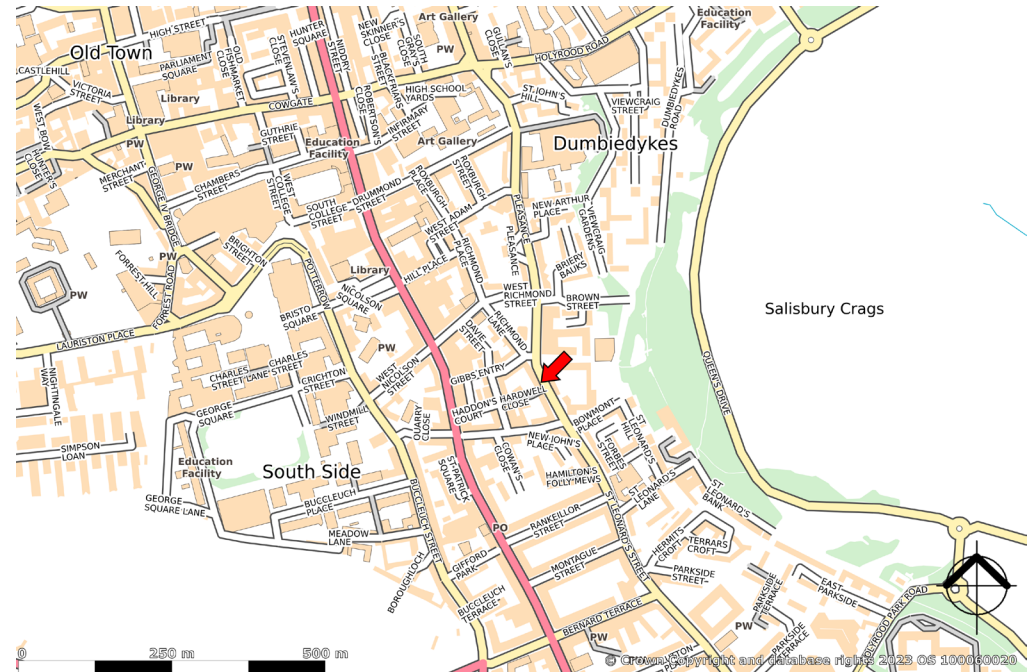
According to our calculations from measurements taken onsite we estimate the subjects extend to the following approximate net internal areas:

Ground Floor: (LET)	1,155 Sq Ft
2nd Floor: (LET)	1,228 Sq Ft
Third Floor & Gallery:	1,829 Sq Ft
Total:	4,212 Sq Ft

SERVICES

The property benefits from the following services:

- Security (intruder / fire alarm / CCTV)
- General Maintenance
- Waste Collection
- Lift Maintenance
- Building Insurance



PROPOSED PRICE PACKAGE (INCLUDES RENT & SERVICE CHARGE)

The premises are available for immediate occupation on a new full repairing and insuring lease. We are seeking an all-inclusive rent of £20 per Sq Ft.

For the avoidance of doubt utilities are not included in the rent and will be payable quarterly.

RATEABLE VALUE

The office suites will need to be reassessed upon entry.

LEGAL COSTS / VAT

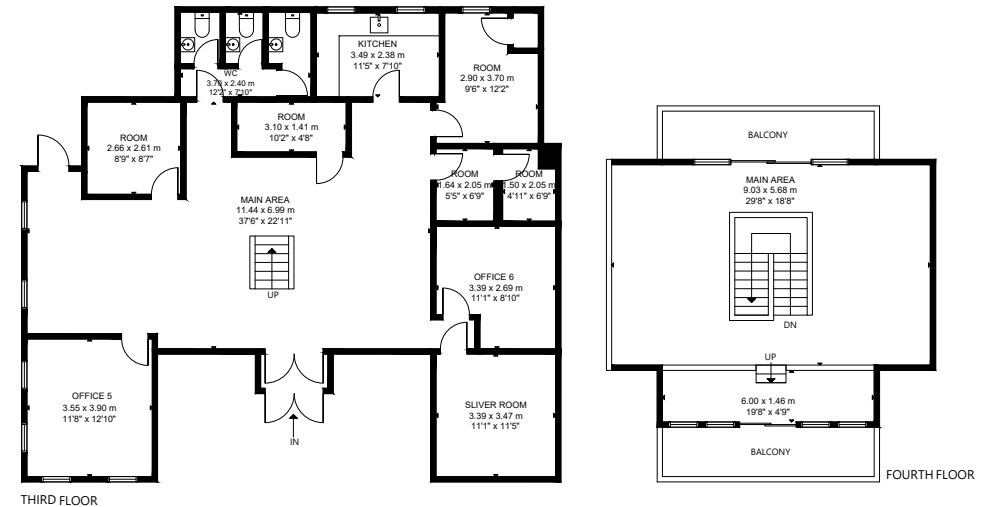
Each party to bear their own legal costs.

EPC

Available Upon Request



Third Floor Office



THIRD FLOOR

FOURTH FLOOR

181 PLEASANCE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5,458 SQ FT / 507 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk



Gallery



Third Floor Office

To arrange a viewing please contact:



Murdo McAndrew
 Surveyor
 murdo.mcandrew@g-s.co.uk
 0131 240 5311



Ross Chinnery
 Associate
 ross.chinnery@g-s.co.uk
 07584 061146

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: January 2023