

TO LET

145

MORRISON STREET

Edinburgh EH3 8AG

- Prime Grade A open-plan office
- Three fully self-contained floor plates
- Excellent transport links
- Competitive lease terms
- Immediate entry

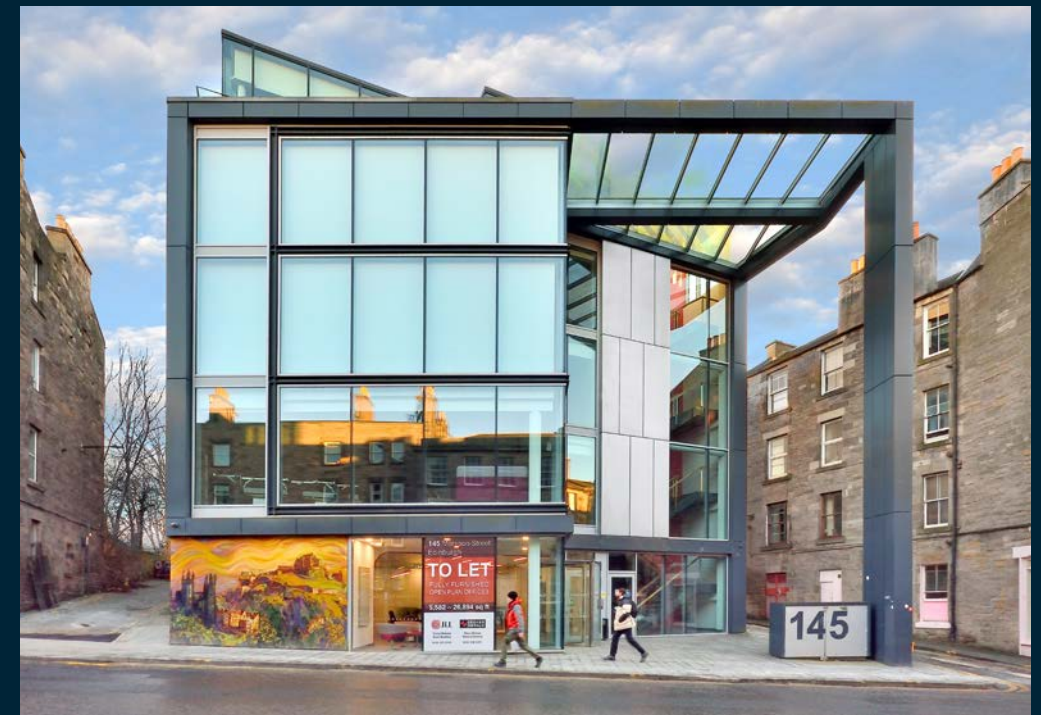




SITUATION

Situated in Edinburgh's city centre, in the heart of the Exchange District, 145 Morrison Street is strategically located on the south side of Morrison Street equidistant between the Edinburgh International Conference Centre and Haymarket Train Station bounded by the junctions of Gardeners Crescent and Grove Steet.

The area is home to many major office buildings to include Atria One, Atria Two, Capital Square, Port Hamilton, Exchange Place 123 and 2 Semple Street modern developments. Significant office occupiers within the local include, PWC, EY, Pinsent Mason, Brodies, Brewin Dolphin, Franklin Templeton, BlackRock & Scottish Widows. A short distant to the west is M&G/Q-mile mixed use Haymarket development which is home to Baillie Gifford (Fund Managers), Shepherd & Wedderburn, Deloitte, Lothian Pension Fund, Dentons and Shoosmiths. The success of the Haymarket development highlights the strength and popularity of this West End Location.



DESCRIPTION

145 Morrison Street is a purpose built, Grade A, 5 storey modern (built 2013) office building which extends to approximately 27,000 sq ft. This iconic and architecturally award winning building benefits from the striking canopy feature to the front elevation together with full floor to ceiling extensive glazed curtain walling providing high levels of natural daylight.

The property internally was designed to facilitate floor by floor lettings with each floor being individually serviced with a shared common reception / entrance foyer.

145 Morrison Street benefits from a hugely impressive specification which includes:

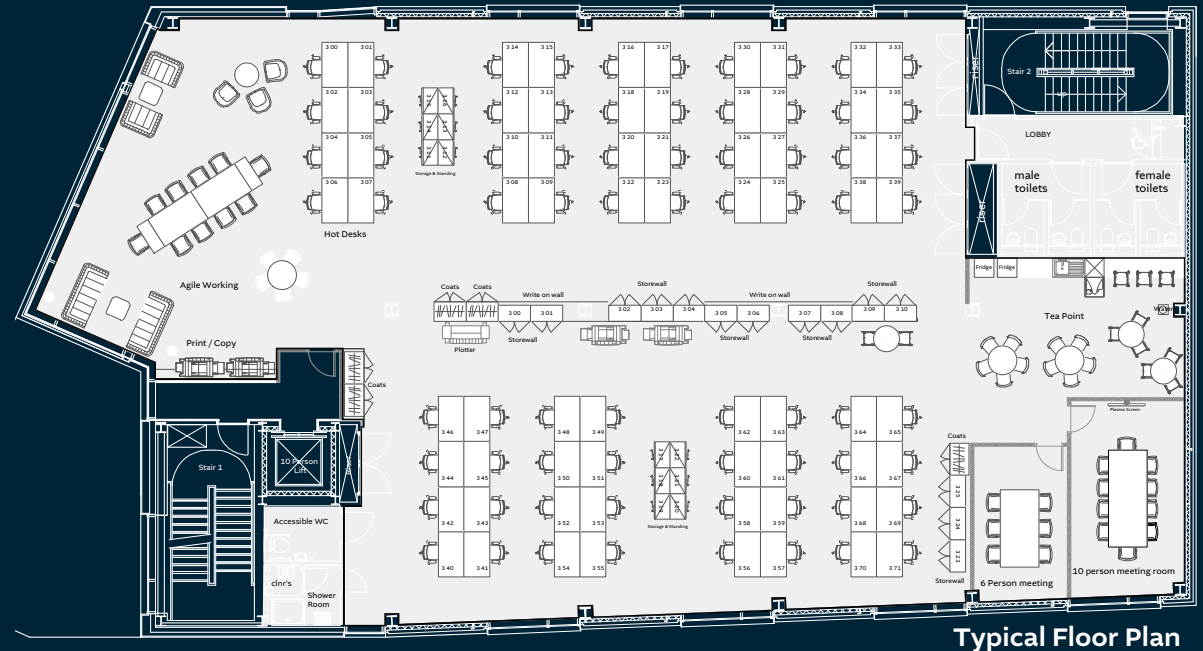
- EPC rating A
- “Very Good” Breeam Rating
- 10 person passenger lift
- Fully raised access floor
- Suspended perforated ceiling tiles with recessed LG 7 lighting
- VRF Air Condition System
- Existing tenants modern fit out which can be retained



ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring Practise and have calculated the following Net Internal Areas:

Area	SQFT	SQM	No. of desks
3rd Floor	5,470	508.17	64
2nd Floor	5,470	508.17	82
1st Floor	5,470	508.17	98
Total	16,410	1524.52	244



Typical Floor Plan



Meeting Room



Office Space



Tea Point



View to street

RATEABLE VALUE

According to the Scottish Assessors Website, 1st, 2nd and 3rd floors have individual rateable values of £134,325 per floor. This suggests that the rates payable per floor will be approximately £75,000 (i.e. c.£13.70 per sq ft), excluding water and sewerage which are levied separately.

The ingoing tenant should carry out their own assessment and will have the right to appeal the Rateable Value upon occupation.

Please note that these are the up to date Rateable Values taking effect from 1st April 2024.

PROPOSAL

We have been instructed to dispose of (sub-let) the leasehold interest over either or all 1st, 2nd and 3rd floors for a negotiable duration.

The existing lease expires July 2030.

Additional information on the passing rent, service charge, and lease terms are available on request.

EPC

A Rating

A copy of the EPC can be provided on request.

LEGAL COSTS & VAT

Each party to bear their own legal costs. All figures quoted are exclusive of VAT.

FURTHER INFORMATION AND VIEWING

For further information and to arrange a viewing, please contact either:

Ross Wilson

Partner
ross.wilson@g-s.co.uk
07803 896939

Craig Watson

Director
Craig.Watson@jll.com
07739 299532

Ross Chinnery

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

Kate Buckley

Graduate Surveyor
Kate.Buckley@jll.com
07707 164927



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. The Agents 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. The Agents 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 2024. Produced by Designworks