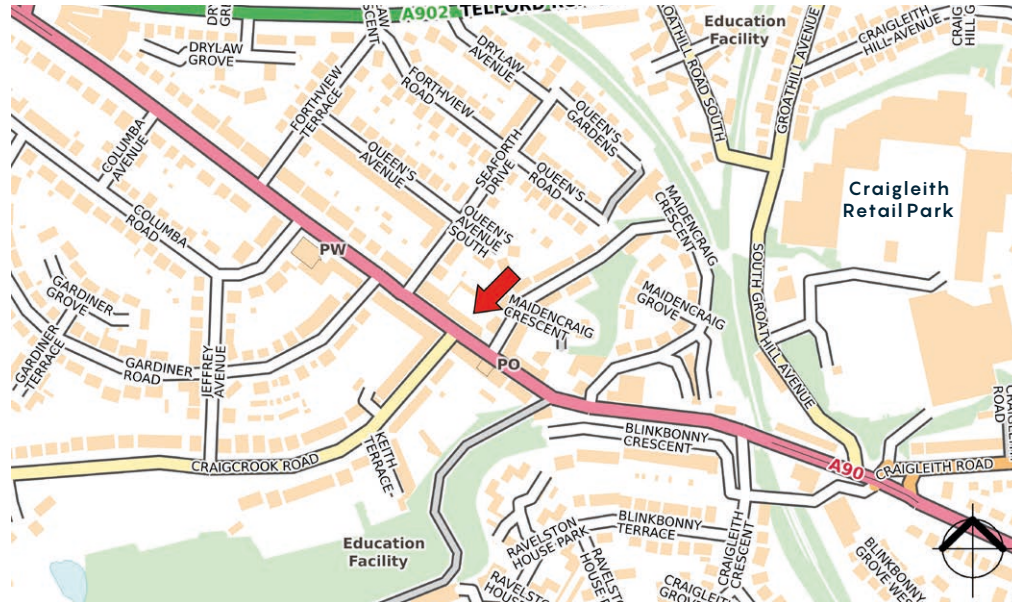




Office Suites, Thain House,
226 Queensferry Road, Edinburgh, EH4 2BP

- Self-contained office accommodation from 42 Sq M (452 Sq Ft) to 84 Sq M (904 Sq Ft).
- Prominent roadside position a short distance from Edinburgh City Centre
- Served well by public transport routes
- Private parking onsite



To arrange a viewing please contact:



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Associate
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Murdo McAndrew
Surveyor
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0131 240 5311

LOCATION

Thain House is strategically located just off Queensferry road, one of the main arterial routes to and from Edinburgh City Centre. Situated just 2.5 miles north west of the city centre, the subjects are well serviced by public transport. The immediate surroundings of the property are predominately residential. However, Craigleith Retail Park is located nearby, offering a variety of amenities including: Costa, Sainsbury's, Marks and Spencer, and Puregym.

DESCRIPTION

The subjects comprise a three-storey brick-built building with the available units situated on the first and second floor. The property benefits from a large car park offering dedicated secure car parking.

Access is via a communal secure access door, leading into a welcoming reception and stairwell. Each suite is completely self-contained and offers, bright, spacious, and versatile office accommodation with kitchen, storage, and W/C facilities.

ACCOMMODATION

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

| Areas / Floor etc | Sq M | Sq Ft |
|-------------------|------|-------|
| Suite 3 | 42 | 452 |
| Suite 5 | 42 | 452 |

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have the following rateable values:

| Suite | Rateable Value |
|---------|----------------|
| Suite 3 | £5,900 |
| Suite 5 | £4,800 |

Both units qualify for 100% Business Rates Relief under the Small Business Bonus Scheme.

RENT

Quoting rent per suite: £10,000 per annum (Exclusive of VAT). The suites are available by way of a new full repairing and insuring lease.

SERVICE CHARGE

Service charge information available upon request.

EPC

Rating G

LEGALS

Each party is to pay their own legal costs. The ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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.
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6. Date of Publication: January 2023