

# FOR SALE / MAY LET

OFFICE WITH PRIVATE PARKING / RESIDENTIAL DEVELOPMENT OPPORUNTIY (STP)



84 Willowbrae Road, Edinburgh, EH8 7HW

- Ground and first floor office extending to 143.95 sqm (1,542 sq ft)
- 1.9 miles from Edinburgh City Centre
- Private car park (6 spaces)
- Price on application

## LOCATION

The subjects are situated on Willowbrae road at its junction with Willowbrae Avenue approximately 1.9 miles to the east of Edinburgh city centre. The subjects occupy a prominent roadside position on the A1 one of the main arterial routes to city centre from the east and south.

The property benefits from excellent public transport links, most notably being in close proximity to Willowbrae bus stop offering a variety of services to and from Edinburgh city centre.

## DESCRIPTION

The subjects comprise a semi-detached 2 storey brick-built and rendered office held under a part pitched and tiled roof and part flat roof, benefitting from a cobbled court yard area offering 6 off-street car parking spaces.

Internally, the office accommodation is accessed via timber and glazed entrance door and provides open plan and cellular office space at both ground and first floor levels with toilet facilities to the rear. Natural daylight is provided via double glazed timber framed windows around the perimeter of the building.

The premises benefits from underfloor heating, air-conditioning, intruder alarm and extensive storage space within the attic which is accessed via a ladder through a hatch in the ceiling of the first floor.

## ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following net floor areas:



Description	Sq M	Sq Ft
Ground Floor	83.91	893
First Floor	60.30	649
Total	143.94	1,542
Attic (Storage)	18.64	201

## RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £15,600.

## SALE PRICE

Price on application

## LEGALS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

## EPC

Available upon request

To arrange a viewing please contact:



**Murdo McAndrew**

Surveyor

[murdo.mcandrew@g-s.co.uk](mailto:murdo.mcandrew@g-s.co.uk)

07799 159665



**Ross Chinnery**

Associate

[ross.chinnery@g-s.co.uk](mailto: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: June 2023



