

# TO LET

## Office Suite



## Ground Floor, Exchange Place 2, Edinburgh, EH3 8BL

- Ground floor office suite comprising 4,497 Sq. Ft.
- Modern, Open Plan Office Accommodation
- Available March 2022



0131 222 9601

Castle Terrace, Edinburgh, EH1 2EL

### Important Notice

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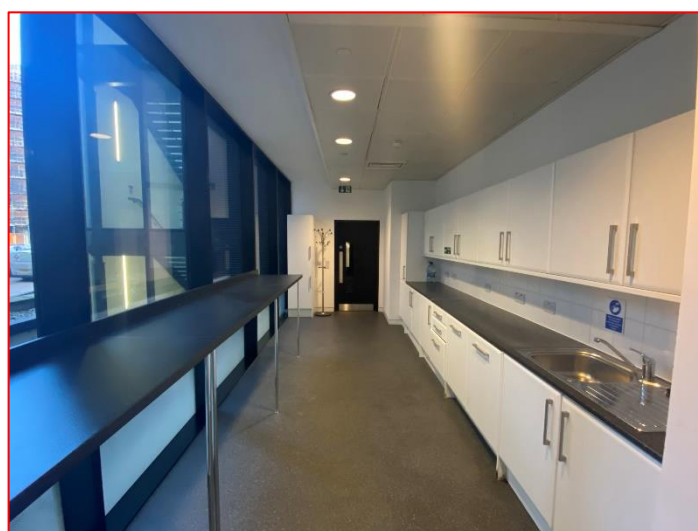
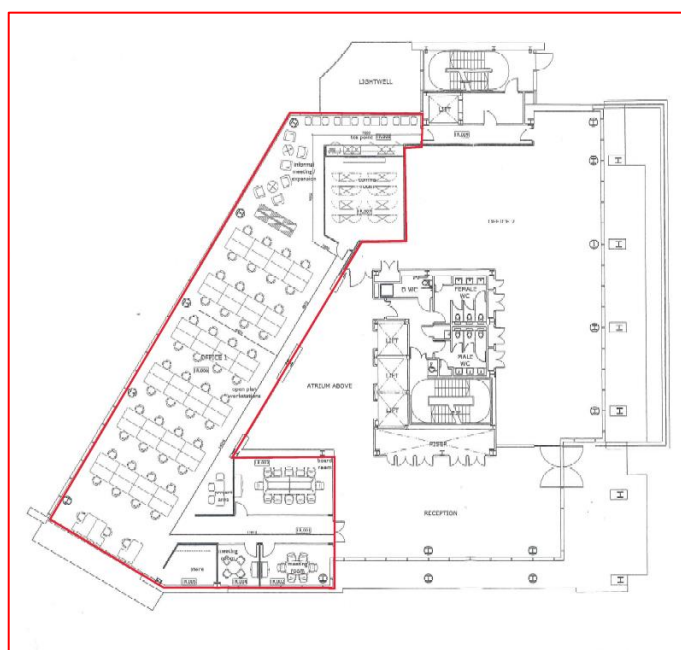
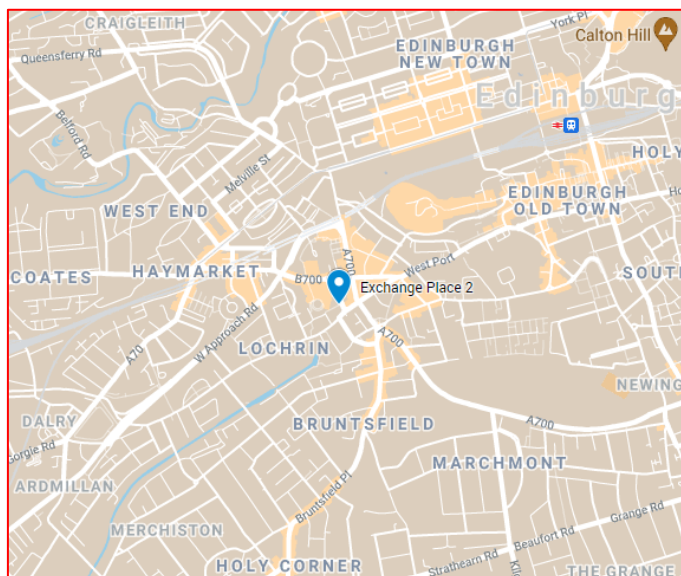
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# GROUND FLOOR SUITE, EXCHANGE PLACE 2, EDINBURGH



## Location

Exchange Place 2 occupies a prime location on Seiple Street in the well-established Exchange District. Situated approximately 10 minutes walk from Haymarket station in addition to excellent cycle routes makes Seiple Street highly accessible.



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## Description

The subject property comprises a ground floor office suite. The suite has been completed to benefit from the following specification: -

- Separate Male and Female changing facilities available on the Ground Floor.
- Showers, bike storage, 24/7 access, on-site security, raised floor, suspended ceilings.

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following Net Internal Areas: -

Description	Sq. M.	(Sq. Ft.)
Ground Floor	418	4,497
<b>Total</b>	<b>418</b>	<b>(4,497)</b>

## Entry

The accommodation is available for occupation in March 2022.



## Rateable Value

The premises are yet to be assessed for rating purposes.

## EPC

The property is required to be assessed with an Energy Performance Certificate (EPC)

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## Lease Terms

The suite is available on a full repairing and insuring lease.

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

## Viewing and Further Information

Viewing of the property and any further information can be provided by the sole letting agent.



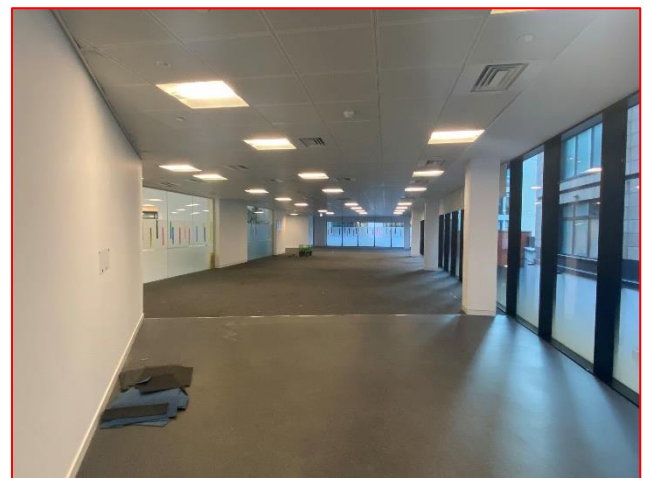
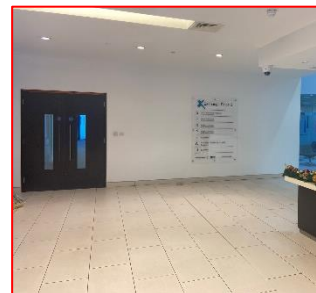
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