### TO LET

# REFURBISHED SELF CONTAINED GROUND FLOOR OFFICE



# 21A MAIN STREET BALERNO

30.4 SQ M (328 SQ FT)



**SAT NAV:** EH14 7EQ

#### REFURBISHED SELF CONTAINED GROUND FLOOR OFFICE

## 21A MAIN STREET BALERNO

#### **LOCATION**

Edinburgh, with a resident population of approximately 500,000 persons is both the capital city and Scotland's administrative and judicial centre.

Balerno is a suburb of Edinburgh situated approximately 8 miles south-west of the City Centre near Currie and Juniper Green.

The subjects are located on Balerno Main Street in close proximity to the Scotmid and Dean Park Primary School.

#### **DESCRIPTION**

The premises comprise the ground floor of a two- storey building of traditional sandstone construction under a pitched slate roof. Internally the subjects provide refurbished open plan office space benefitting from a specification including: -

- Surface Mounted LED Lighting.
- Perimeter Trunking.
- Tea-Prep & WC Facilities.
- Own Front Door.

#### **ACCOMMODATION**

The premises provide the following accommodation:

	SQ M	SQ FT
Office	29.51	318
Tea-Prep	0.89	10
Total	30.4	328

#### **LEASE TERMS**

The premises are available to let on new full repairing and insuring terms. For further information on quoting rent and lease terms please contact the sole agents.

#### **DATE OF ENTRY**

The date of entry will be on conclusion of legal missives.

#### **ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate (EPC) for the premises is available on request.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing Tenant being responsible for Land & Buildings Transaction Tax, registration dues and any VAT thereon.

#### **VAT**

VAT will be payable on any rent, service charge etc.

#### **VIEWING AND FURTHER INFORMATION**

To arrange a viewing or for further information please contact either:-

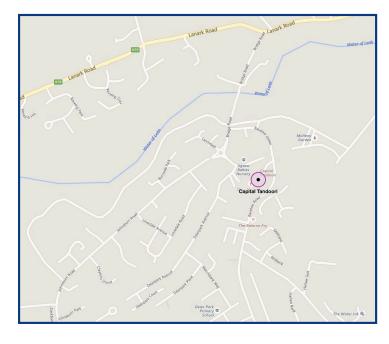


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