

TO LET OFFICE PREMISES

Ryden

- SELF CONTAINED GROUND
FLOOR OFFICE

- CITY CENTRE LOCATION

- SITUATED ADJACENT TO
THE MIXED USE NEW
WAVERLEY DEVELOPMENT
AND QUEEN ELIZABETH
HOUSE HUB OFFICE



**57 CALTON ROAD, EDINBURGH
EH8 8FJ**

GET IN TOUCH

CONTACT: HAMISH RANKIN / PETER I'ANSON

TELEPHONE: 0131 473 3210 / 0131 473 3233

EMAIL: hamish.rankin@ryden.co.uk

EMAIL: peter.i'anson@ryden.co.uk

Viewing is strictly by arrangement with the sole letting agent

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk

1,454

SQUARE FEET

135

SQUARE METRES

57 CALTON ROAD, EDINBURGH EH8 8FJ

LOCATION

The property is located to the east of the city centre in Edinburgh's Old Town, a mixed use location, which benefits from stunning views to Calton Hill and Arthurs Seat.

Calton Road is a short distance from Edinburgh's major transport links, with Princes Street and Waverley Train Station, the city's principal transport hub, approximately 10 minutes' walk away.

The location benefits from a wide range of retail, leisure and restaurant facilities mainly on Edinburgh's Royal Mile, which is only 2 minutes' walk from the property. In addition, the location is within close proximity to the City of Edinburgh Council headquarters, Queen Elizabeth House and the Scottish Parliament building along with a number of prestigious office occupiers.

DESCRIPTION

The subjects comprise a self-contained, modern ground floor office space, recently fitted out and which forms part of a residential development on Calton Road. Internally, the property provides open plan office accommodation which benefits from main road frontage along with the following:

- Gas central heating
- Double glazed frontage
- DDA Compliant
- WC Facilities and Shower
- Kitchenette/tea prep facilities
- Security Alarm
- Cat 6 cabling throughout
- Wooden floor
- Two meeting rooms and Board Room
- Cycle storage available in back courtyard



ACCOMMODATION

The property has been measured to provide the following area:

AREA	SIZE (SQ M)	SIZE (SQ FT)
GROUND FLOOR	135	1,454

BUSINESS RATES

According to the Local Assessors the premises has a Rateable Value of £19,700, this results in rates payable (2020/2021) of £9,653 per annum.

TERMS

The premises are available to lease at an annual rental of £32,000 for terms to be agreed.

VAT

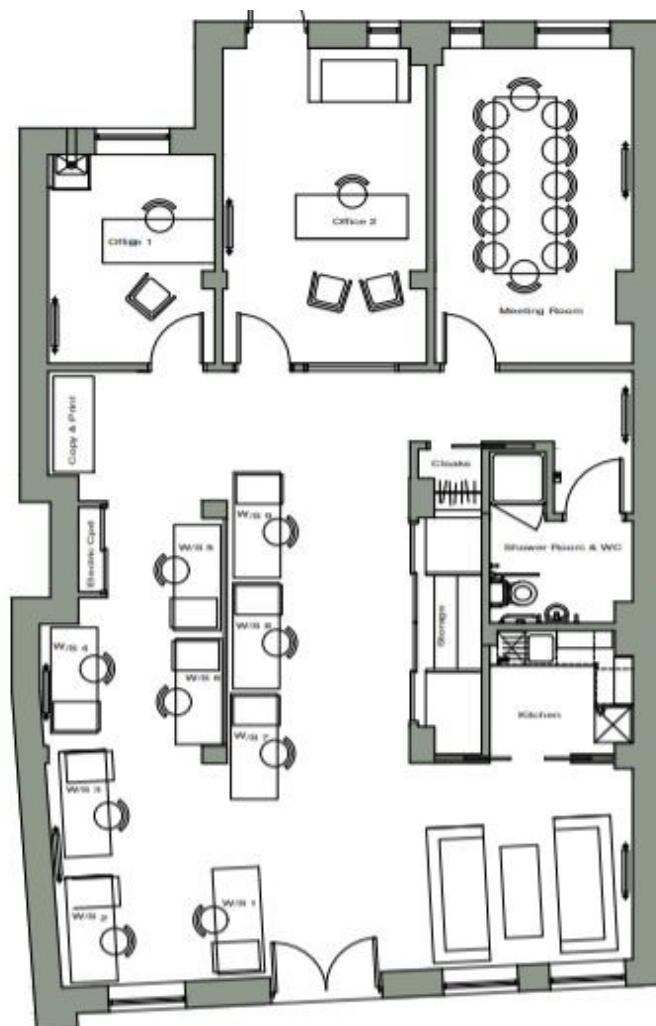
All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of 'B'. A copy of the energy performance certificate is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any Land and Buildings Transaction Tax (LBTT), registration dues and VAT thereon.



57 Calton Road
Floor Plan



HOTELS	RESTAURANTS	RETAIL	LEISURE
<ul style="list-style-type: none"> 1 Premier Inn 2 Hub by Premier Inn 3 Adagio Aparthotel 4 Balmoral Hotel 5 Scotsman Hotel 6 Radisson SAS 7 Carlton Highland 8 Jursys Inn 9 The Glasshouse Hotel 10 Holiday Inn Express 11 George Hotel 12 Ramada Mount Royal 13 Missoni Hotel 14 Thistle King James Hotel 15 Holiday Inn Express 	<ul style="list-style-type: none"> 16 Wedgewood 17 Balmoral 18 Harvey Nichols 19 The Witchery 20 Angels with Bagpipes 21 David Bann 22 The Holyrood 9A 23 21212 24 Ondine 25 Hemma 26 La Garrigue 	<ul style="list-style-type: none"> 27 Jenners 28 Apple 29 Harvey Nichols 30 Multrees Walk 31 Waverley Mall 32 St James Shopping Centre (John Lewis) 	<ul style="list-style-type: none"> 33 Omni Centre 34 The Royal Scottish Academy 35 The National Galleries of Scotland 36 Edinburgh Castle 37 Calton Hill & City Observatory

GET IN TOUCH

CONTACT Hamish Rankin / Peter I'Anson

TELEPHONE 0131 473 3210 / 0131 473 3233

EMAIL hamish.rankin@ryden.co.uk

EMAIL peter.i'anson@ryden.co.uk

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612




ryden.co.uk

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. July 2020