

TO LET

GROUND FLOOR OFFICE SUITE

- LOCATED WITHIN THE HEART OF FOUNTAINBRIDGE

- EXISTING FIT OUT AVAILABLE

- WITHIN 0.5 MILES OF HAYMARKET RAIL STATION

Ryden



**GROUND FLOOR,
160 DUNDEE STREET,
EDINBURGH, EH11 1DQ**

GET IN TOUCH

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Viewing is strictly by arrangement with the sole letting agent

2,648
SQUARE FEET

246
SQUARE METERS

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk



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LOCATION

160 Dundee Street is located in the Fountainbridge area of Edinburgh which is just West of the city centre. It overlooks the Western Approach Road which is a key route between the City Centre and West Edinburgh. The property benefits from being within close proximity of multiple transport hubs which include being within a 5 minute walk of Haymarket Railway Station. There is also a bus stop outside the building servicing 5 bus routes which lead to many locations around the city including Edinburgh International Airport.

DESCRIPTION

The subject premises is a 4 storey modern office building which is sub-divided to accommodate a variety of tenants which currently include Blackwood Housing Association, Alzheimer Scotland, Alpha Data Parallel Systems and Bell Geo Space Limited.

The available suite is on the ground floor and offers modern, high spec office accommodation which includes an existing fit out.

The suite benefits from the following specification:

- Raised access flooring
- Fully carpeted
- Intruder alarm
- Strip fluorescent lights
- Demised kitchen / tea prep area
- Remote air con and heating system

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AVAILABILITY

The property provides 246 sq m (2,648 sq ft) of office accommodation.

LEASE TERMS

The ground floor is currently on a lease which expires on the 17th May 2026. The suite is available by sub lease or assignment until the expiry date. Alternatively, and with landlord consent a longer lease can be discussed.

BUSINESS RATES

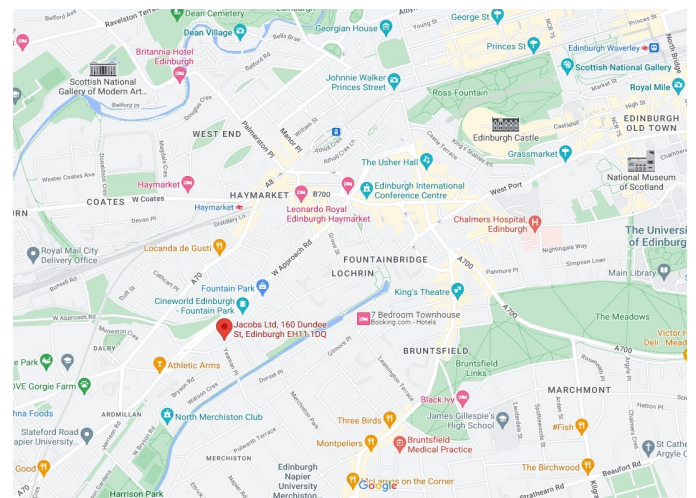
The subjects are entered into the valuation roll at £37,900 resulting in the rates payable being £18,571 per annum (2022/23). Further enquiries on business rates should be directed to Edinburgh City Council.

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC rating of 'E'. A copy of the certificate can be made available upon request.

VAT

Please note all figures are quoted exclusive of VAT.



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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