

TO LET

LOWER GROUND FLOOR SELF CONTAINED OFFICE SPACE

Ryden

- LOCATED IN
EDINBURGH CITY

- OPEN PLAN OFFICE

- FLEXIBLE LEASES
AVAILABLE

- RECENTLY
REFURBISHED



**87A HARRISON ROAD,
EDINBURGH, EH11 1HG**

1,300
SQUARE FEET

121
SQUARE METRES

GET IN TOUCH

CONTACT [Cameron Whyte](#) / [Kyle Wright](#)

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Viewing is strictly by arrangement with the sole letting agents

EDINBURGH
7 Exchange Crescent
EH3 8AN
0131 225 6612



ryden.co.uk





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LOCATION

The subject property is located in the highly prominent area of Shandon/Harrison Park, approximately 1 mile to the west of Edinburgh's core city centre. The area is surrounded by tenement apartments and the Union Canal runs adjacent to the property. The area is predominantly residential with local shops and cafes situated along Ashley Terrace and Shandon Place. Occupiers include Margiotta, Blair Cadell, LTS Social Care and High Spirit Drinks.

DESCRIPTION

The property comprises a lower ground floor premises which is part of a below a terrace of tenement flats which can be accessed through Harrison Road. The premises is situated on the lower ground floor with residential flats incorporating the remaining floors above.

Internally the property benefits from an open plan layout, modern strip fluorescent lighting, air conditioning, perimeter trunking, kitchen area, a WC and flooring covered by a carpet.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we have measured the property on a Net Internal Area basis to be 121 sq m (1,300 sq ft).

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed at a rent of £10,000 per annum. Further information on lease terms are available from the sole letting agent.

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BUSINESS RATES

We are advised the property currently has a Rateable Value of £15,400 which results in rates payable of approximately £7,600 per annum. Interested parties are advised to make their own enquiries with regards to any rates relief.

VAT

VAT is applicable for this property.

LEGAL COSTS

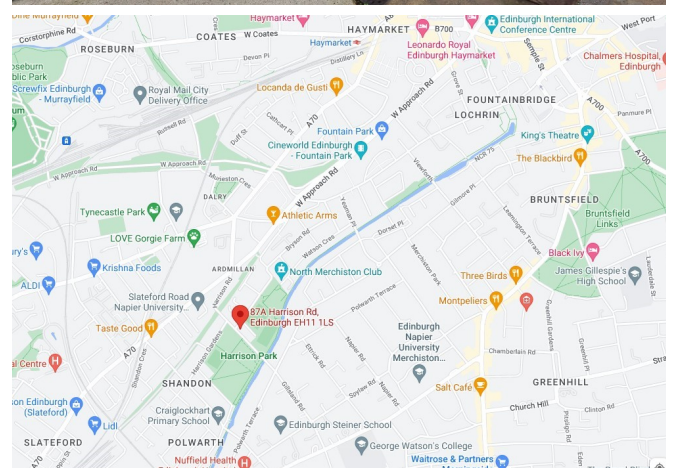
Each party will be responsible for their own legal costs in this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, registration dues and VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

ANTI-MONEY LAUNDERING

A legally binding contract entered into as set out in the Heads of Terms will be subject to the counterparty satisfying Ryden's requirements in relation to Anti-Money Laundering Regulations.



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