

Ryden

TO LET

**SINGLE-STOREY
STUDIO OFFICE
657 SQ FT (61 SQ M)**

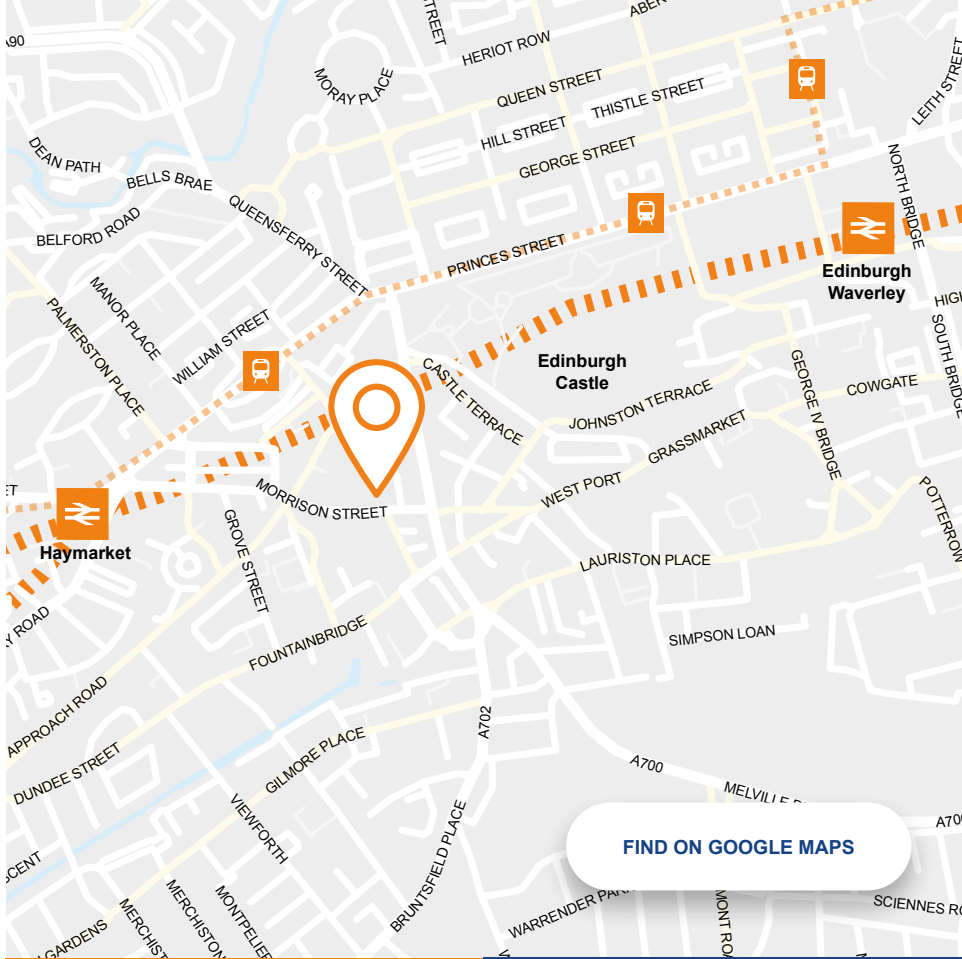


**2 CHUCKIE PEND
FOUNTAINBRIDGE
EDINBURGH
EH3 8BG**

**LOCATED IN THE HEART
OF EDINBURGH'S
FINANCIAL DISTRICT**

**OFFERS A GROUND-FLOOR
OPEN-PLAN OFFICE**

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CHUCKIE PEND CAN BE EASILY ACCESSED ON FOOT OR BY BICYCLE WITH NUMEROUS PUBLIC TRANSPORT ROUTES CLOSEBY

LOCATION

Chuckie Pend (Morrison Street Lane) is located in the heart of Edinburgh's Financial district and is accessed directly off Morrison Street, close to the junction with Lothian Road.

The Pend leads to Festival Square with the Sheraton Hotel at its head but is in close proximity to the newly developed office, Capital Square also Capital House and Exchange Crescent.

The general location is mainly commercial with a number of local and national retailers, restaurants and bars including leisure attractions such as Usher Hall and the EICC.

Commercial office occupiers in close proximity include Brodies, Pinsent Mason, Mazars, Anderson Strathern and Franklin Templeton.

Chuckie Pend can be easily accessed on foot or by bicycle with numerous public transport routes closeby. Bus and cycle routes are within a short walk from the property with the tram also within 10 minutes from both Haymarket or Shandwick Place. The tram leads to Edinburgh Airport and recently extended to Leith and Granton. NCP, Q Parks and Britannia Car parks are all in walking distance together with on street meter car parking.

DESCRIPTION

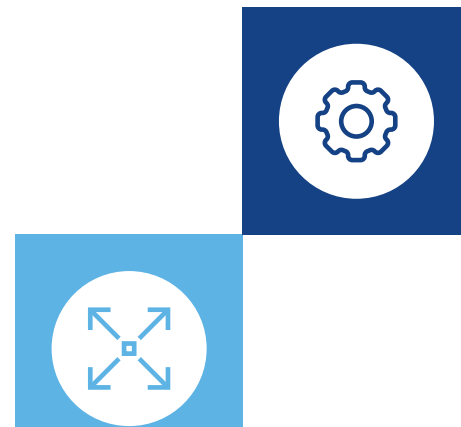
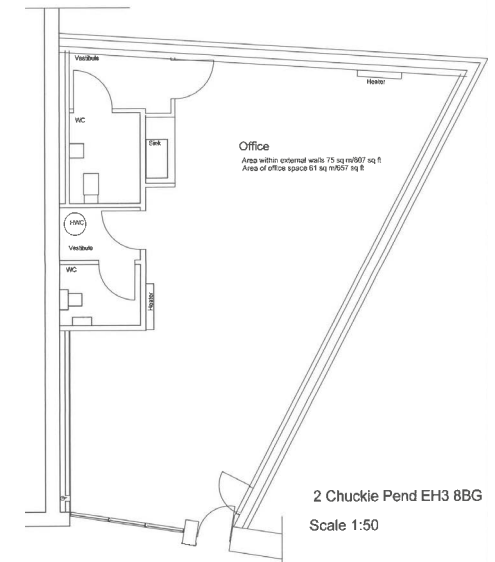
No 2 Chuckie Pend provides a single-storey studio office and benefits from a glazed frontage with its boundaries being the Film House and the Festival Bar.

Internally the property offers a ground-floor open-plan office. The subjects have recently been decorated, benefitting from the following features:

- Electric central heating
- Door entry with an alarm system
- Tea preparation facilities
- Dedicated toilet facilities
- DDA access
- LED uplighters with its own electricity meter and 3 phase power

ACCOMMODATION

The property has been measured to show the approximate net internal area of the subject as 657 sq ft (61 sq m).





PLANNING

The property is currently used as offices in accordance with Class 4 of the Scottish Use Classes Order.

BUSINESS RATES

In accordance with the Scottish Assessors, the current rateable value is £9,100, resulting in a rates liability (2023/34) of £4,532.

Under the current Small Business Bonus Scheme, up to 100% relief may be available.

LEASE TERMS

The refurbished accommodation is available on FRI terms at an annual rent of £15,000 p.a.

ENTRY

Immediate entry is available upon completion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser responsible for the payment of registration dues and any LBTT payable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

This property has an EPC rating of 'B'. The certificate is available upon request.

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(61 SQ M)



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EH3 8BG**

GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents:

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Ryden

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. 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 whatsoever in relation to this property. **September 2023**

