

OFFICE SUITE

- > SECOND FLOOR GEORGIAN TOWNHOUSE
- > LOCATED IN EDINBURGH'S PRESTIGIOUS WEST END
- > OFFERS OVER £14,000 PER ANNUM
- > PREMISES EXTENDS TO 61 SQM (657 SQFT)
- > CLOSE PROXIMITY TO STAFF AMENITIES & PROMINENT TRANSPORT LINKS
- > CATEGORY A LISTED BUILDING

TO LET

2 COATES CRESCENT, EDINBURGH, EH3 7AL

CONTACT: Emily Anderson emily.anderson@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk
Hannah Barnett, hannah.barnett@shepherd.co.uk, 0131 225 1234 www.shepherd.co.uk



LOCATION

The property is located on the north side of Coates Crescent at the corner of Shandwick Place within Edinburgh's vibrant West End business district. The West End tram stop is situated directly opposite offering access to Edinburgh Airport, and Haymarket Train Station is a 5-minute walk. The area is also well serviced by a variety of Lothian Bus services making it one of the most accessible central locations within the city. The subjects are surrounded by a wealth of local amenities including a range of retail units, restaurants, cafés & bars. The immediate vicinity is well represented by several national occupiers, including Café Nero, Starbucks, Sainsbury's and Boots.

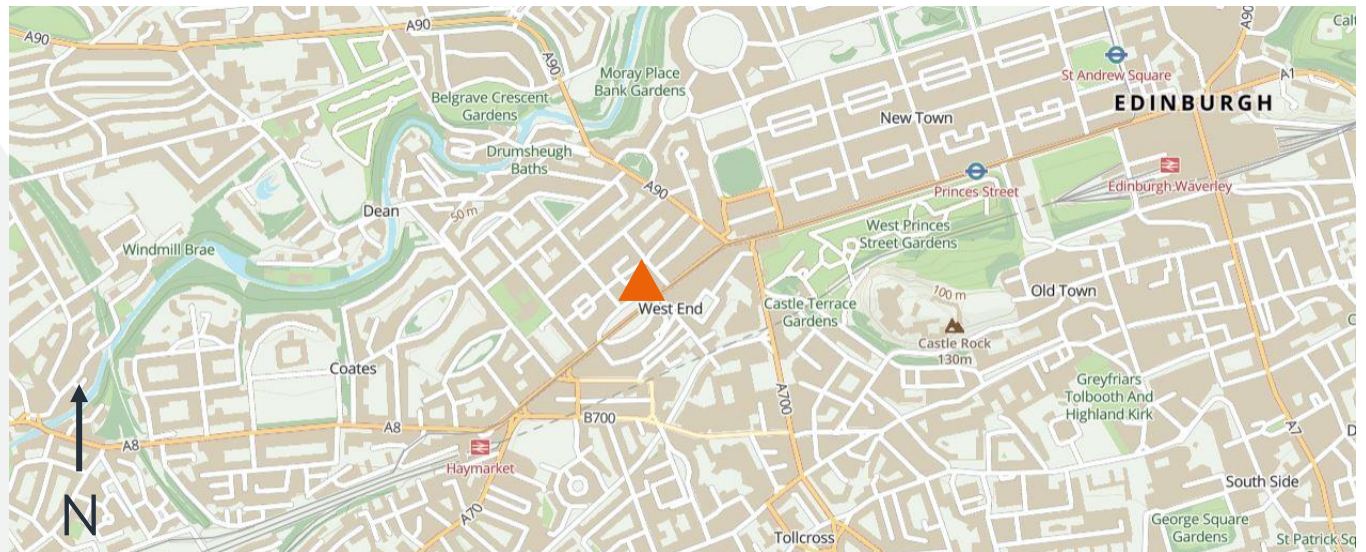


DESCRIPTION

The subjects comprise an attractive office suite arranged over the second floor of a Category A listed traditional Georgian Townhouse property. The premises is accessed via a shared grand entrance at ground floor level and an internal common staircase to the second floor. The offices are cellular in layout & arranged over 2 spacious office rooms, a meeting room and a storage room. The suite benefits from W.C. facilities and a private tea preparation area.

LEASE TERMS

The subjects are offered on a full repairing and insuring basis for a new lease, incorporating regular rent reviews at offers over £14,000 per annum.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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ACCOMMODATION	SqM	SqFt
Second Floor	61	657
TOTAL	61	657

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll at a rateable value of £7,300, which will allow for 100% rates relief subject to the tenant's other commercial properties, if any.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.



ANTI MONEY LAUNDERING REGULATIONS

The Anti-Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective occupier will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.



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