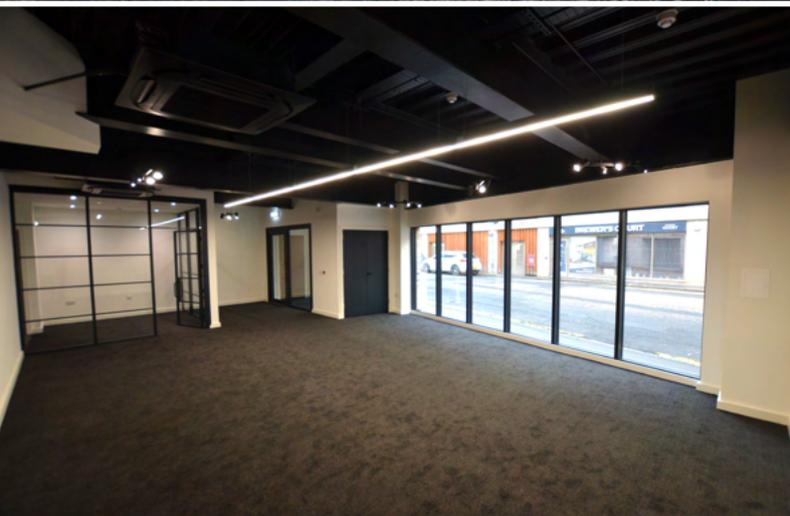




**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 [@AlliedEdinburgh](https://twitter.com/AlliedEdinburgh)
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TO LET

24 Calton Road, Edinburgh, EH8 8DP

- ✔ A modern, ground floor office forming part of a new build residential development
 - ✔ Completed to a high specification throughout
- ✔ 2 minutes' walk from Edinburgh Waverley and a wide range of amenities
 - ✔ Available for immediate occupation
- ✔ Approximate Net Internal Area of 80.26 sq m (864 sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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LOCATION

The subjects are located on Calton Road situated before Old Tolbooth Wynd and New Street within the Old Town district of Edinburgh, approximately 0.5 miles east of the city centre.

The subjects benefit from excellent connectivity with a variety of key transport links and metered parking outside. The property is a two-minute walk from Waverley Station whilst there is also a variety of prominent bus routes that service the area.

The location benefits from a desirable offering of retail, leisure and restaurant facilities. Edinburgh St James and The Waverley Arches are a short distance away. Nearby occupiers include The City of Edinburgh Council, Brewdog, the UK Government/HMRC, Loudons and a Premier Inn hotel.

DESCRIPTION

The subjects form the ground floor of a new build residential block developed by Square and Crescent. It extends to 5 storeys at the front and incorporates 22 flats.

The construction and design is contemporary with a mixture of sandstone and buff brick, dark grey zinc cladding and frameless curtain glazing for the commercial space.

The office benefits from its own entrance and lobby leading to an open plan space completed to a high standard with carpet tile flooring coverings. There is a single partitioned office, kitchen with breakfast bar a single WC and an accessible toilet. Wall fitted data ports are provided and cabled to Cat6.

Lighting is provided by contemporary LED strips and heating is by way of ceiling mounted air conditioning cassettes.

ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate net internal area:

80.26 sq m (864 sq ft)

RENT

Our client is seeking rental offers over £18,500 per annum plus VAT.

TERMS

The premises are available for lease on flexible terms for a period to be agreed.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects are under construction and as such will require to be assessed by the District Valuer. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains electricity and water.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is B.

A copy of the recommendation report is available on request.

ANTI-MONEY LAUNDERING

The 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 purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

ENTRY

Upon completion of a formal missive under Scots Law.



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VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland plc.

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