



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 0131 357 4455 X @AlliedEdinburgh
www.alliedsurveyorsscotland.com



TO LET

126/1 Calton Road, Holyrood, Edinburgh, EH8 8JQ

- ✔ Self-contained, modern office premises with two parking spaces
- ✔ In 'move in' condition with cellular offices and a meeting room
- ✔ Prominent roadside position on the south side of Calton Road
- ✔ 5 minutes from Edinburgh Waverley and other transport connections
- ✔ Extends to an approximate Net Internal Area 100.54 m2 (1,082 sq ft)

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



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LOCATION

Calton Road is located in the Holyrood district of Edinburgh city centre, approximately 1 mile east of Princes Street and only a short distance from the city's historic Old Town.

The subject is located on the south side of the street between its junction with Lochend Close and Campbells Close.

The immediate area is mixed residential and commercial and benefits from good public transport connectivity with rail, bus, and tram links nearby.

On street metered parking is available on Calton Road.

DESCRIPTION

The subjects comprise a modern office premises arranged over ground floor of a three-storey building. The premises form part of a larger mixed-use development with offices adjacent and residential units to the upper floors.

The property, which returns onto Lochend Close, features a double-glazed timber frame patio door together with window openings along the Lochend Close frontage.

The accommodation is well-presented comprising a reception area, three cellular offices, a meeting room, kitchen, store and WC facilities with LED lighting, data trunking and carpet tiles throughout.

The property benefits from one clear and one tandem parking space located in a secure covered car park to the rear of the building.

ACCOMMODATION

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

100.54 m2 (1,082 sq ft)

RENT

Our client is seeking rental offers over £19,500 per annum.

VAT

VAT is not applicable to the rent.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be provided on request.

TERMS

The property is made available on full repairing and insuring lease terms.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £17,800 effective 1st April 2023.

The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

UTILITIES

The property is served by mains gas, electricity and water.

ANTI-MONEY LAUNDERING

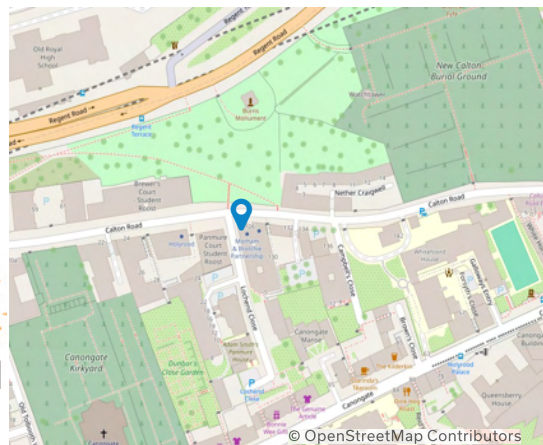
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective 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 LBTT and Registration Dues.

ENTRY

Upon completion of a formal missive under Scots Law.



VIEWING AND FURTHER INFORMATION

By appointment through the sole letting agents Allied Surveyors Scotland Ltd

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