

TO LET

High Quality Office Premises

**6B New Mart Road
Edinburgh, EH14 1RL**

High quality office premises with unrestricted street parking

Benefits from existing fit-out including meeting room and kitchen

Only a short walk from amenities including Costa Coffee, M&S Food, Home Bargains, Greggs, Asda, and Aldi

Situated only 4 miles south-west of Edinburgh city centre

EPC 'B' Rating

Extends to an approximate net internal area of 113 sq m (1,226 sq ft)



Location

Strategic Position with Excellent Amenities

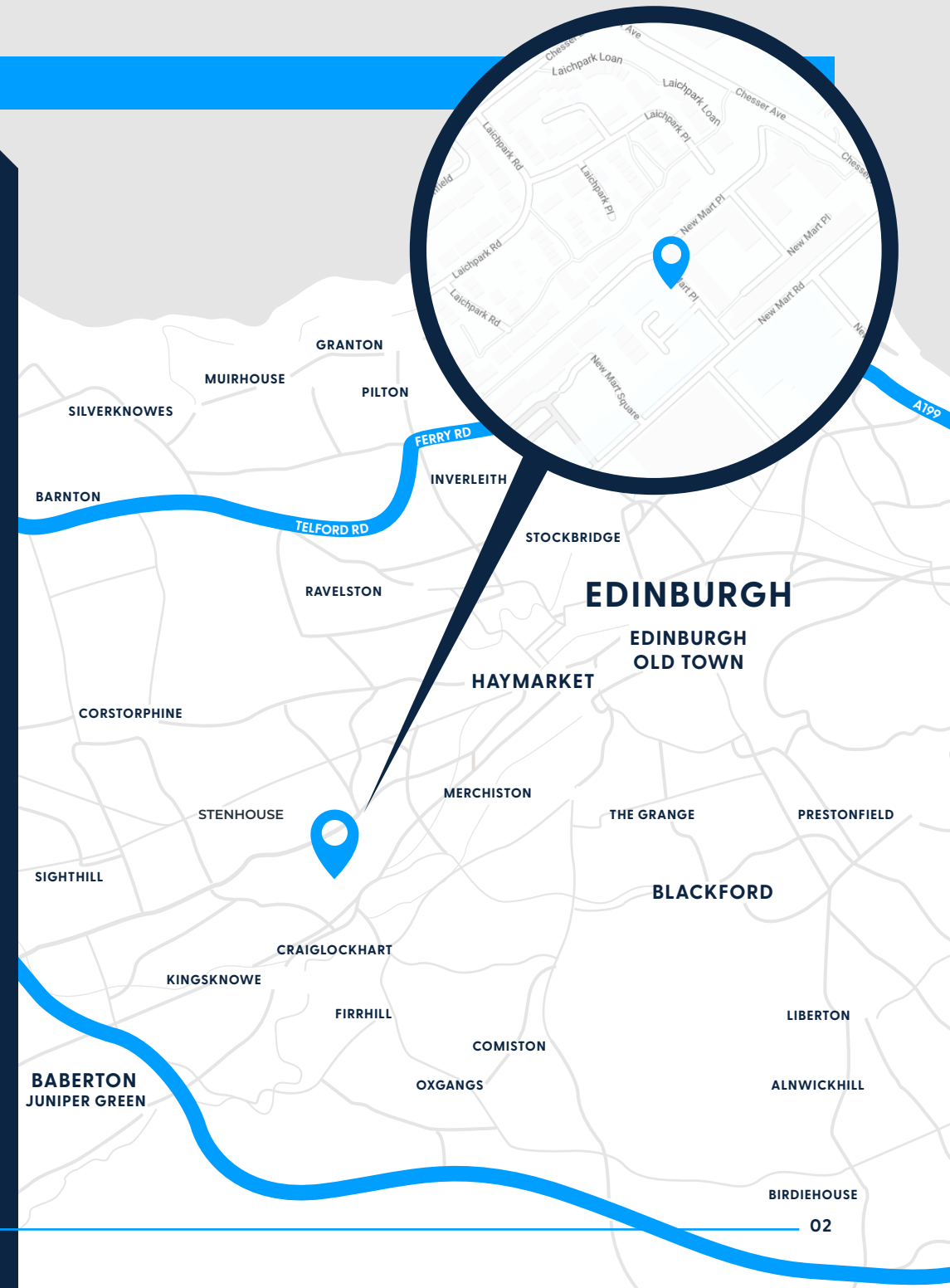
New Mart Road is located approximately four miles south-west of Edinburgh city centre, just off Chesser Avenue which links Gorgie Road to the north and Lanark Road to the south.

The property is located on the northern corner of New Mart Road and New Mart Place directly opposite the O2 Corn Exchange.

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West Edinburgh Retail Park is just across Chesser Avenue with occupiers including Home Bargains, Aldi, Costa Coffee, Greggs and M&S Food. There is an Asda Supermarket nearby as well as several office occupiers including McDougall McQueen and Link Housing.

The area benefits from good public transport links with regular bus services across the city. In addition, there is a train station at Slateford Road providing connections to Haymarket.



Unique Ground Floor Office in B-Listed Building

The subjects form the ground floor of a B-listed red brick building contained beneath a pitched and slated roof. There are a number of velux windows fitted at roof level providing the office with natural light and ventilation.

Internally, the accommodation is bright and airy boasting some quirky features such as the exposed red brick and the fanlight window on the west gable wall. There is a large reception area at the main entrance with the space behind currently sub-divided to part-height, but the office could easily be returned to an open plan space. A corridor off to the right leads to a private office/meeting room, a kitchen, store and WC facilities.

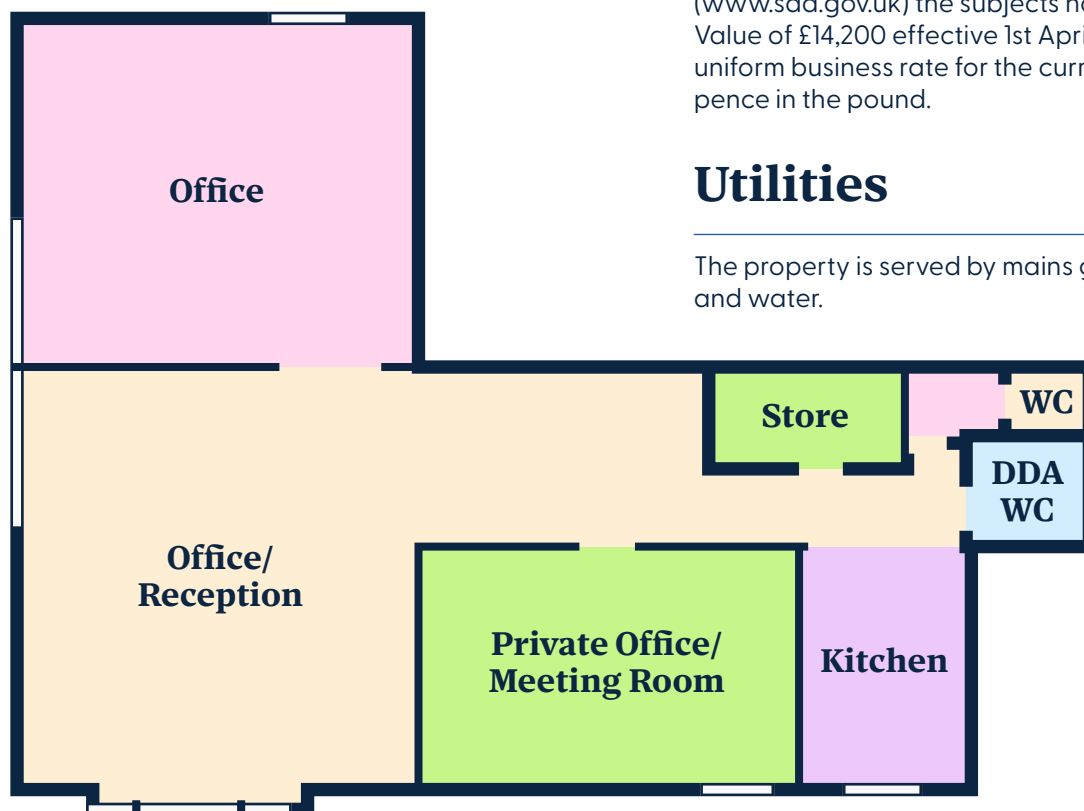
There is direct access to the rear of the building where there are unallocated car parking spaces. Additional unrestricted parking spaces can be found on the surrounding streets.



Accommodation

According to our recent measurement survey we calculate the approximate net internal area to be:

113.93 sq m (1,226 sq ft)



Rent

Our client is seeking rental offers of £24,500 per annum to grant a new lease on full repairing and insuring terms.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £14,200 effective 1st April 2023. 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.

Energy Performance Certificate

The Energy Performance Certificate rating is: B.

Legal Costs

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

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.

Entry

Upon completion of a formal missive under Scots Law.

**Velux windows fitted
at roof level**



**Quirky exposed
red brick and a
fanlight window**



**Spacious, bright and
airy office**

Viewings & Further Information



By contacting the sole letting agent:

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