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SCOTLAND**

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www.alliedsurveyorsscotland.com



TO LET

6/3 Beaverhall Road, Canonmills, Edinburgh, EH7 4JE

- ✔ First floor office with LED lighting, kitchen and air conditioning
- ✔ Located in Canonmills district approximately 2.5 miles north-east of Princes Street
- ✔ The building benefits from a renewable energy wood pellet heating system
 - ✔ Qualifies for 100% rates relief
- ✔ Approximately 86.35 sq m (929 sq ft)

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



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LOCATION

The Canonmills area of Edinburgh is located approximately 2.5 miles north-east of Princes Street.

The property, located in a mixed commercial and residential area, is situated on the east side of Beaverhall Road at the corner of Dunedin Street. Metered parking is available outside with public transport available on nearby Broughton Road.

For staff amenities there is a large Tesco supermarket within a short distance as well as numerous cafes on Broughton Road.

The building hosts various commercial occupiers including Beaverhall Artist Studios, Amberta and Yoga Alliance whilst other nearby occupiers are Dunedin Builders Merchants and Cold Town Brewery.

DESCRIPTION

The subject forms the first floor of a building arranged over two and three storeys easily identified by its mix of red brickwork and brown coloured metal cladding.

The premises provides a mix of open plan office space with a glass partitioned office and a further private office. Lighting is provided by LED fittings however the space benefits from dual aspect windows so there is plenty of natural daylight. There is also one ceiling mounted air conditioning cassette.

The suite benefits from its own kitchen and WC with further facilities located in the shared common areas. There is one parking space available with the accommodation.

ACCOMMODATION

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

86.35 sq m (929 sq ft)

RENT AND SERVICE CHARGE

Our client is seeking rental offers over £12,500 per annum to grant a new lease.

VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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The service charge for 2026/2027 is estimated at £3.60 per sq ft and will include heating, lighting, cleaning of common areas, window cleaning, water charges and building insurance.

UTILITIES

The tenant is liable for their own electricity consumption within the demise. Water charges are included in the service charge. Lift access and shower facilities available.

LEASE TERMS

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

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subject has a Rateable Value of £10,000 effective 1st April 2026. The uniform business rate for the current year is £0.481 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is pending.

LEGAL COSTS

Each party meets their own legal costs with the ingoing tenant liable for any LBTT, registration dues and VAT 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.

