ALLIED SURVEYORS SCOTLAND

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







TO LET

10 (2F) Beaverhall Road, Canonmills, Edinburgh, EH7 4JE

- Bright and spacious second floor office with tea prep and air conditioning
- Forms part of a multi-let building in sought after Canonmills district
- Located approximately 2.5 miles north-east of Princes Street
- The building benefits from a renewable energy wood pellet heating system
- Approximately 186 sq m (2,010 sq ft)

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

ALLIED SURVEYORS SCOTLAND

LOCATION

The Canonmills area of Edinburgh is 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 and Amberta whilst other nearby occupiers are Dunedin Builders Merchants and Cold Town Brewery.

DESCRIPTION

The subject forms an office suite located on the second floor of a two and three storey building easily identified by its mix of red brickwork and brown coloured metal cladding.

The accommodation is an open plan office suite with LED lighting, carpet floor coverings and air conditioning. The space benefits from multiple velux window openings providing plenty of natural light to the space. In addition, there is one connecting room which would be suitable as a meeting room or store.

The suite benefits from its own kitchen with WC facilities located in the common areas.

There is no lift access.

ACCOMMODATION

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

186 sq m (2,010 sq ft)

RENT AND SERVICE CHARGE

Our client is seeking rental offers of around £13.50/sqft (£27,135 per annum) to grant a new lease. The client is open to sub-dividing the unit to suit a collective of tenants.

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.

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 subjects have a Rateable Value of £15,600 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

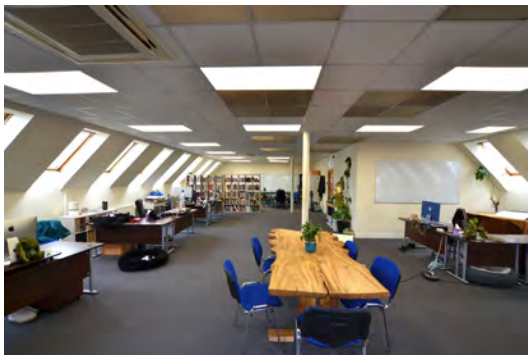
Each party meets their own legal costs with the ingoing tenant liable for any LBTT, registration dues and VAT thereon.

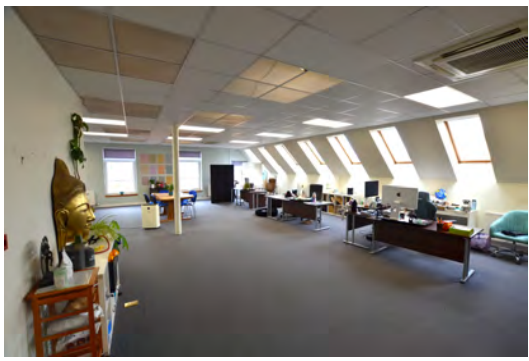
ANTI-MONEY LAUNDERING

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.

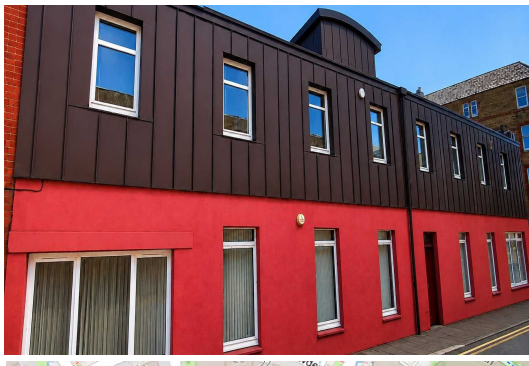
ENTRY

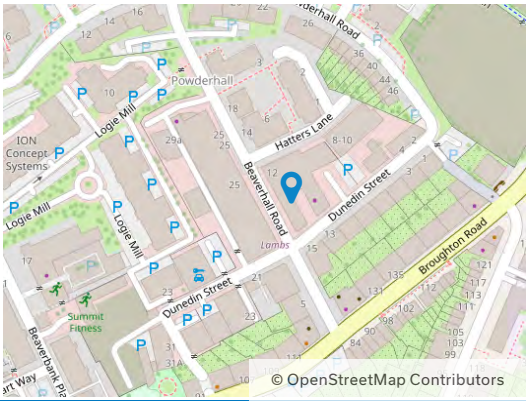
Upon completion of a formal missive under Scots Law.











VIEWING AND FURTHER INFORMATION

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

Iain W. Mercer BA, AssocRICS | 0131 357 4455 | 07713 626 887
iain.mercer@alliedsurveyorsscotland.com
Bernadetta Majewska Bsc (Hons), MRICS | 0131 357 4455 | 07511 499 420
bernadetta.majewska@alliedsurveyorsscotland.com

Regulated by RICS

Allied Surveyors Scotland Ltd registered office address is Herbert House, 24 Herbert Street, Glasgow, G20 6NB. Registration No: SC180267 – Registered in Scotland. A list of Directors can be obtained at this address. Allied Surveyors Scotland Ltd for themselves and for their client whose agent they are give notice that: (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Allied Surveyors Scotland Ltd has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. (5) All plans based upon Ordnance Survey maps are reproduced with the sanction of the controller of H.M. Stationery. **Publication Date: October 2026**