

TO LET

OPEN PLAN OFFICE



UNIT 1, THE STABLES 38 BAILEYFIELD ROAD, EDINBURGH

125 SQ M (1,348 SQ FT)

- Flexible Terms Available.
- Situated Within Attractive Courtyard Development.

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH15 1NA

OPEN PLAN OFFICE

UNIT 1, THE STABLES, 38 BAILEYFIELD ROAD, EDINBURGH, EH15 1NA

LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

The subjects are situated on Baileyfield Road within Portobello approximately 3 miles to the east of the City Centre.

The surrounding area comprises a mixture of residential and commercial premises.

ACCOMMODATION

The premises provide the following approximate net internal area: - 125 sq m (1,348 sq ft).

VAT

The premises are elected for VAT which will be payable on all outgoings at the prevailing rate.

SERVICE CHARGE

A service charge to include buildings insurance will be chargeable with further details available from the sole letting agent.

DESCRIPTION

The subjects comprise a first floor office suite within an attractive courtyard development with brick walls under a pitched slate roof.

Internally the accommodation provides open plan space with partitioning used to create a meeting/board room and benefit from a specification including: -

- Power & telecommunications via wall mounted sockets.
- Mixed fluorescent and spot lighting.
- Electric storage heaters.
- Dedicated WC facilities.
- Double glazed windows.
- Tea-preparation area.

ENTRY

Entry will be upon conclusion of formal legal missives.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.



RENT & LEASE TERMS

The premises are available by way of a new full repairing and insuring lease on flexible terms. For further information on quoting rent and lease terms, please contact the sole agents.

RATEABLE VALUE

The Scottish Assessors Association Portal shows the premises having a rateable value of £13,300.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact:-

Niall Burns: D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

