

TO LET / MAY SELL

OFFICE



12 Brougham Street,
Edinburgh, EH3 9JH

- City Centre office premises
- Located in the highly desirable area of Tollcross
- Ground floor office accommodation extending 70.68 sqm (760 sq.ft.)
- Offers over £16,000 per annum (exclusive of VAT)
- Price on application



LOCATION

The subjects are located in the Tollcross area of Edinburgh, approximately half a mile southwest of the city centre. More specifically, the property is situated on the east side of Brougham Street, a busy thoroughfare connecting Tollcross with the nearby Meadows, city centre and Bruntsfield areas.

Tollcross is a vibrant and well-established mixed-use area benefiting from a variety of local and national operators. The area is well-served by public transport, with multiple bus routes providing direct access to the city centre and wider Edinburgh.

DESCRIPTION

The subjects comprise a ground-floor office unit forming part of a traditional stone-built tenement property, presumed to be held under a pitched slate roof. The property benefits from a prominent frontage, with a centrally glazed entrance pedestrian door with large display windows either side enhancing visibility and street presence.

Internally the unit is configured to provide 4 office rooms (1 presently used as a reception area), a storage area, small kitchenette and WC facilities. Nearby occupiers include Real Foods, The Ventoux, Bau, Sora Lella and Brougham Foot Clinic.



ACCOMMODATION

According to our calculations from measurements taken on site, we estimate the subjects extend to the following approximate net internal areas:

Areas / Floor etc	Sq M	Sq Ft
Ground Floor	70.68	760
Total	70.68	760

RATEABLE VALUE

According to the Scottish Assessors Association, we have been advised that the subjects have a rateable value of £9,800. The property is also likely to qualify for 100% business rates relief under the small business bonus scheme.

RENT

Offers over £16,000 per annum

PRICE

Price on application.

EPC

Available on request

LEGALS

Each party is to pay their own legal costs and the ingoing tenant will be responsible for the land and buildings transactional tax, registration dues and VAT incurred in connection with this transaction.

To arrange a viewing please contact:



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Graduate Surveyor
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2025