

TO LET

23 Union Street
Edinburgh EH1 3LR

- ▶ Unique 1st floor office suite
- ▶ Edinburgh New Town address
- ▶ Ready for immediate occupation
- ▶ 685 sq ft (64 sq m)



LOCATION

23 Union Street is situated in the east end of the New Town, within the bustling Broughton suburb. Number 23 is on the south side of the street, close to the junction with Forth Street and also Leith Walk. Broughton Street and its rich provision of cafes, bars and restaurants is only 3 minutes' walk.

Eight minutes from the front door is the St James Centre while the Picardy Place and McDonald Road tram halts are both a 5 minute walk away. For train commuters, Waverley Station is only ½ a mile from the property.

A number of office occupiers are already located on Union Street including **Drummond Miller**, **Wyoming Interactive**, **Coldpitts Clinical** and the **Hungarian Embassy**.

DESCRIPTION

This unique property provides a self-contained, C-Listed former public wash-house or 'Steamie'. The offices are contained on the 1st floor of the property and accessed via an impressive shared entrance.

Given the nature of the building, the accommodation retains much of the original charm and character whilst benefiting from contemporary finishes and lighting throughout.

The subjects benefit from the following:

- Gas fired central heating
- 3 office rooms
- Perimeter trunking
- CAT 5e cabling
- Kitchen facilities
- Dedicated WC
- Storage area
- (furniture available on request)

ACCOMMODATION

The property extends to the following approximate net internal floor areas:

MAIN OFFICE	419 SQ FT	38.89 SQ M
MEETING ROOM	193 SQ FT	17.94 SQ M
PRIVATE OFFICE	73 SQ FT	6.81 SQ M
TOTAL - FIRST FLOOR	685 SQ FT	63.64 SQ M

LEASE

Our client holds the lease over the entire building and is looking to sub-let the first-floor offices on new full repairing and insuring lease terms for a period to be agreed.

RATING

The Rateable Value for the 1st floor requires to be reassessed but we estimate the RV should fall below £12,000 and therefore, subject to eligibility, an occupier could benefit from 100% Rates exemption.

All interested parties are requested to make their own enquiries with the Local Authority in this regard.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

DATE OF ENTRY

The suite is available for immediate occupation.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

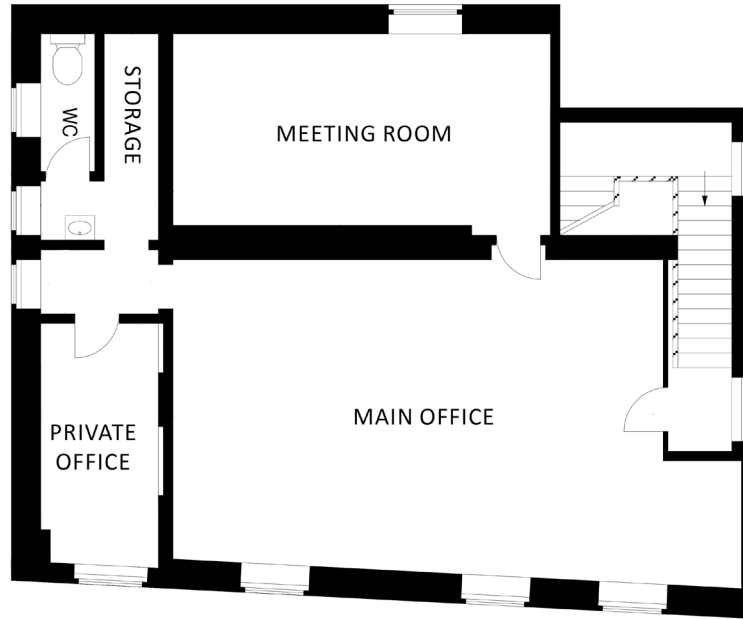
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

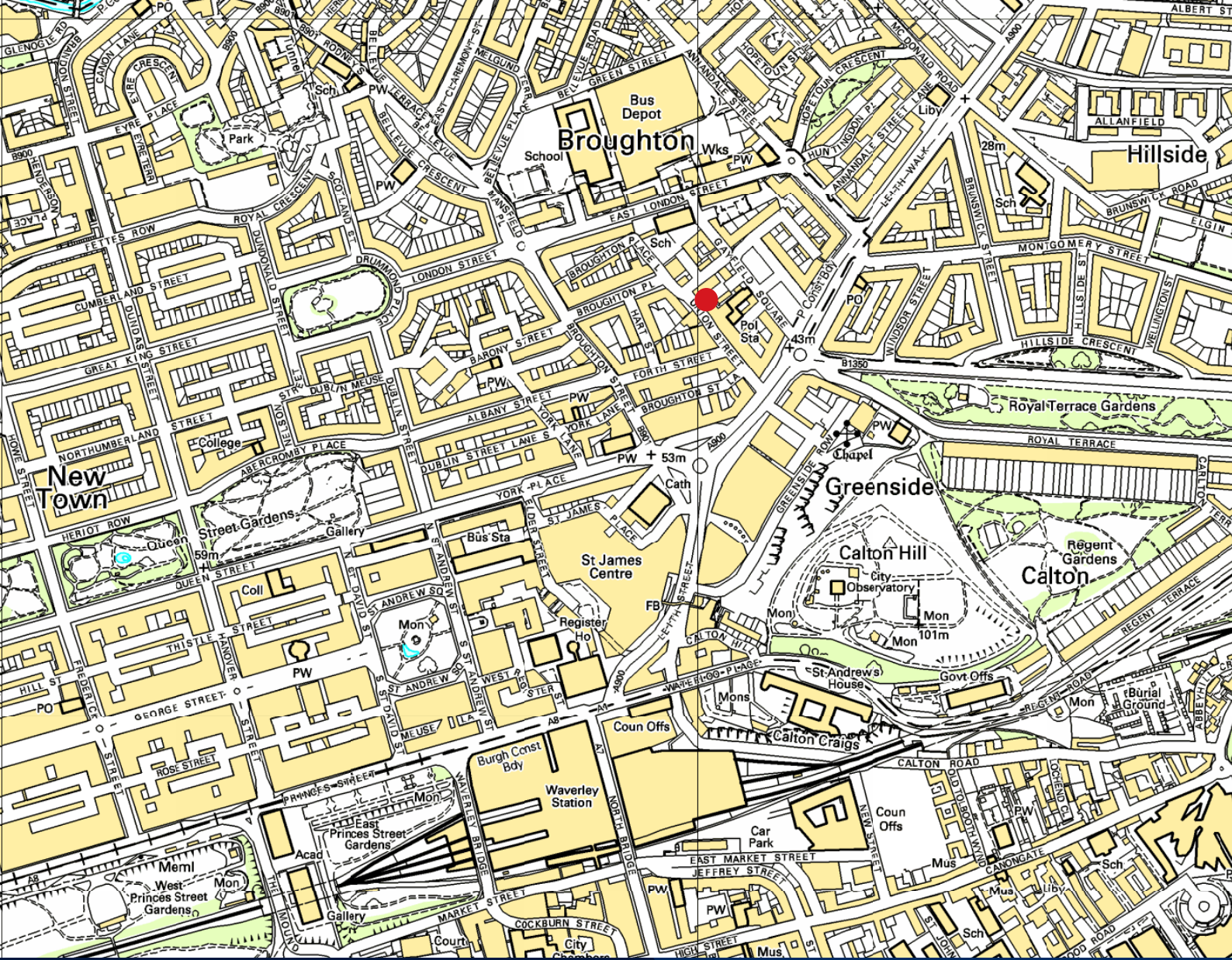
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GET IN TOUCH



Peter Fraser
pfraser@eyco.co.uk
07702 759 149
0131 558 5136



Amy Matteo
amatteo@eyco.co.uk
07873 116 816
0131 558 5100

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