

OFFICE ACCOMMODATION

**TO LET /
MAY SELL**

5 NEW MART PLACE

**SUITE 4 (1ST FLOOR)
EDINBURGH
EH14 1RW**



- MODERN OPEN-PLAN OFFICE SUITE WITH THE BENEFIT OF EXISTING FIT-OUT
- WALK-IN CONDITION - READY FOR IMMEDIATE OCCUPATION
- 5,073 SQ FT ARRANGED ON 1ST FLOOR WITH PASSENGER LIFT ACCESS
- 12 SECURE GARAGED CAR PARKING SPACES

- RAISED ACCESS FLOORING
- AIR CONDITIONING
- SUSPENDED CEILING WITH FLUORESCENT LIGHT PANELS

LOCATION

5 New Mart Place is well located in the Chesser neighbourhood of Edinburgh, mid-way between Edinburgh core city centre and the West Edinburgh office district. This location offers excellent connectivity to Edinburgh city centre and beyond, with numerous bus stops along Gorgie Road and Slateford Road. Slateford rail halt is also located a short 5-minute walk from the property.

The property benefits from an excellent range of amenities in proximity, with the Edinburgh West Retail Park and Corn Exchange offering numerous retail and leisure opportunities.

Other amenities include:

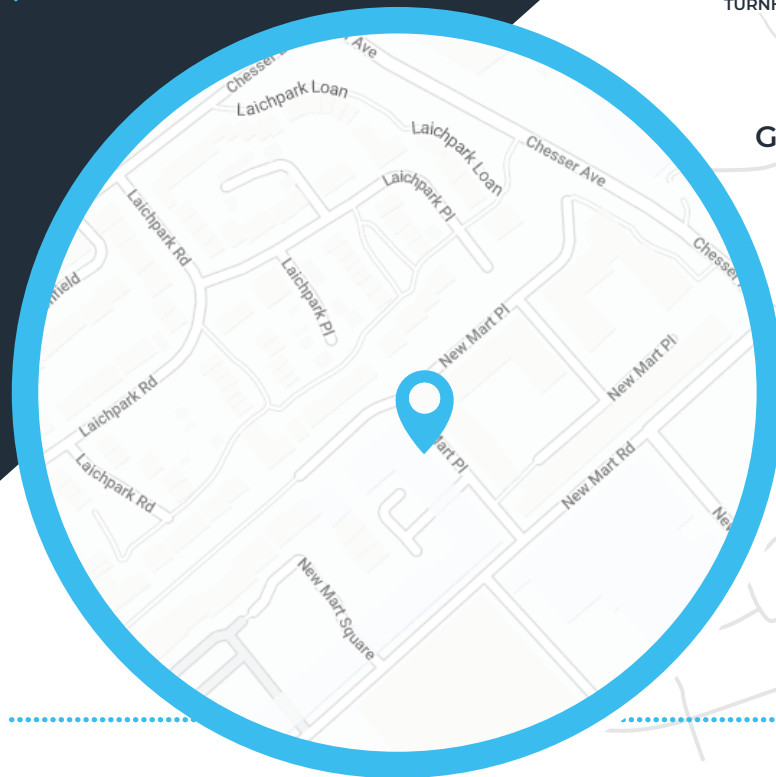
- ASDA CRESSER SUPERSTORE
- COSTA
- M&S
- MCDONALD'S
- GREGGS
- ALDI

Leisure operators in proximity include:

- WORLD OF FOOTBALL
- NUFFIELD HEALTH
- PUREGYM
- LIFT GYM

Nearby office occupiers include:

- HOMES FOR SCOTLAND
- LINK GROUP



DESCRIPTION

The available property comprises a first floor office suite providing 5,073 sq ft of fitted accommodation. The suite forms part of a modern pavilion style office building with an 8-person passenger lift serving all levels.

Internally, the suite offers good quality office accommodation with a specification including raised access flooring, suspended ceiling with fluorescent panel lighting and air conditioning.



There is existing fit-out in the suite to include a 20-person boardroom, meeting room, kitchen facilities and shower room. It is the intention for all existing furniture to be removed, although if of interest to a prospective tenant/purchaser this could potentially be retained.

The WC facilities for the building are communal and located in the lobby by the entrance to the suite. The common areas are maintained by an external factor and details of the factoring / service charges can be provided to interested parties.



“THE OFFICE SUITE ALSO BENEFITS FROM 12 SECURE GARAGED CAR SPACES WHICH SIT UNDERNEATH THE BUILDING. ACCESS TO THE SPACES IS FOB CONTROLLED.”



RATEABLE VALUE

The rateable value of the office suite and car parking spaces is £55,400 which results in annual liability (2022/23) of £30,524.40.

TERMS

The property is available To Let on terms to be agreed at a rent of £88,500 per annum. Our client would also consider selling the heritable interest in the property and offers are invited.

LEGAL COSTS

Each party to bear their own costs in the documentation of this transaction with the ingoing occupier liable for LBTT, registration dues and VAT incurred thereon.

EPC

The property has an EPC rating of C. A copy of the certificate is available upon request.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

VIEWINGS

Viewing is strictly by appointment with the joint letting agents:

IAIN TAYLOR
Ryden LLP
T: 0131 473 3264
E: ian.taylor@ryden.co.uk

Ryden

ROSS CHINNERY
DM Hall
T: 0131 624 6130
E: ross.chinnery@dmhall.co.uk

DM HALL
CHARTERED SURVEYORS

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. November 2021. Anti Money Laundering - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

A design by [Coco's Atelier](http://www.cocosatelier.co.uk) | www.cocosatelier.co.uk | hello@cocosatelier.co.uk

