

DM HALL

To Let

Office Premises



2 New Mart Road,
Edinburgh,
EH14 1RL

342.08 SQ M
3,682 SQ FT

Property Details

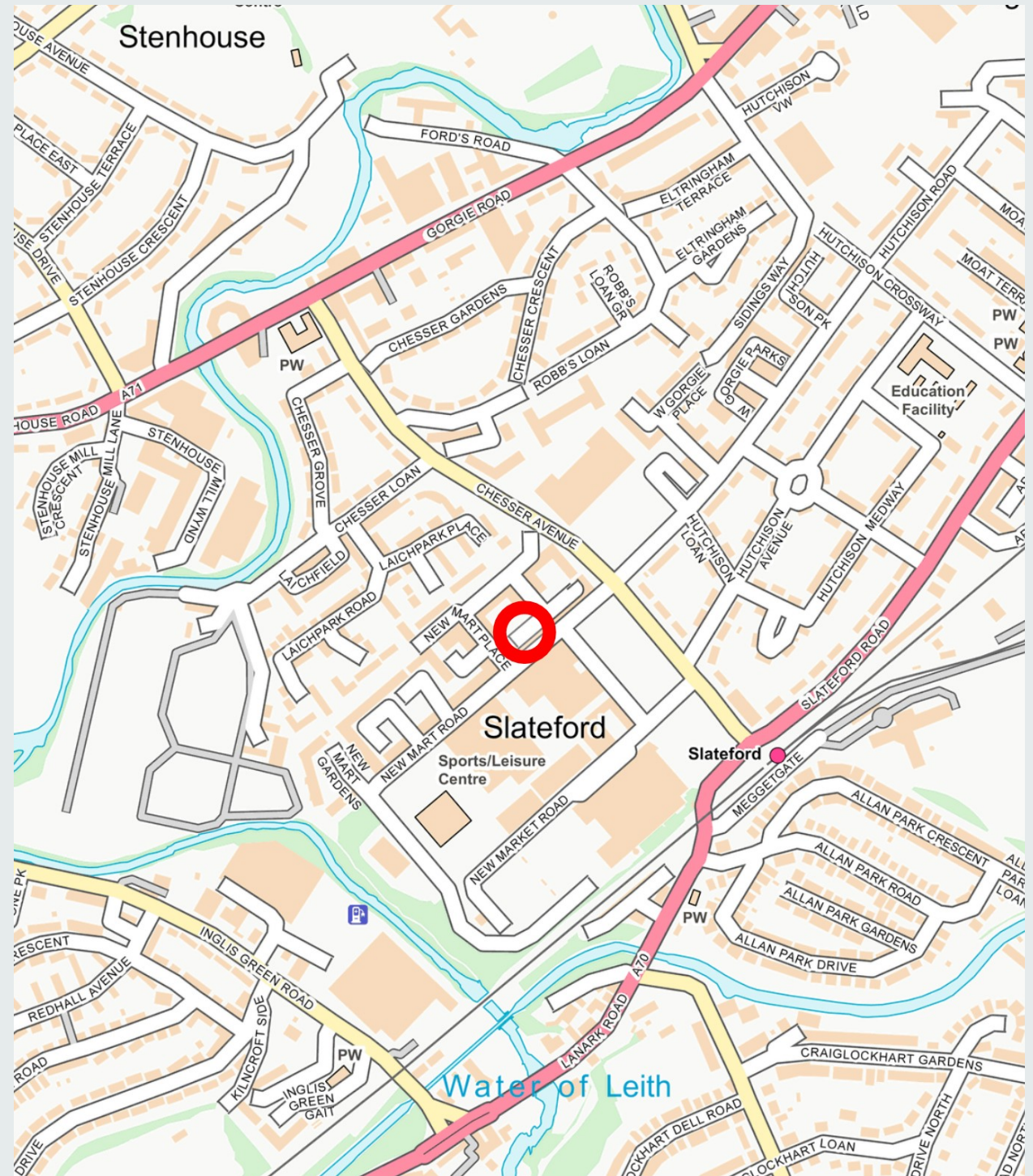
- High quality office space available for lease
- Located in established and desirable Slateford district of Edinburgh
- Situated approximately 300m from Slateford railway station
- Unrestricted on-street parking with excellent and unallocated parking provisions to the rear
- Decorated and presented to a high standard ready for occupation
- Excellent natural light to north-west elevation via floor to ceiling windows
- Offers over £49,500 per annum (exc. of VAT)

LOCATION:

The subjects are located in the Slateford/Chesser district of Edinburgh, approximately 2.5 miles south-west of Edinburgh's city centre. More specifically, the premises is situated on New Mart Road, access of which is available from the junction between Chesser Avenue, Hutchison Road and Hutchison Terrace.

The building is situated in a mixed commercial and residential area with The Edinburgh Corn Exchange, Nuffield Health Leisure Centre, O2 Academy, Asda Superstore and Edinburgh West Retail park all located within the immediate vicinity.

The exact location of the subjects can be seen on the appended map:



Property Details

DESCRIPTION:

The subjects comprise a first-floor office suite contained as part of a larger 2 storey modern brick-built office building, surmounted by a mono-pitched and tiled roof. Access is provided into a communal hallway area fronting New Mart Road, with the suite itself accessed via stairs and a passenger lift at first floor level.

Internally, the suite itself benefits from a mixture of open plan and glazed cellular office spaces, with a dedicated kitchen/staff break out-area and male and female W/C compartments, both of which are located straight off the primary entrance to the suite.

The space would suit all varieties of office occupier and offers exceptional natural light via full-height windows, as well as unrestricted and unallocated parking to the front and rear externally.

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal basis and is as follows

FLOOR	ACCOMMODATION	SQ M	SQ FT
First	Office, kitchen, staff, W/Cs	342.08	3,682

SERVICES:

We understand the premises to benefit from mains electricity, gas, water and sewerage.

LEASE TERMS:

The subjects are being offered on a new Full Repairing and Insuring lease for a term to be agreed, with a quoting rental of £49,500 per annum.



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ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The rating is a C.

NON-DOMESTIC RATES:

Given the subjects are currently utilised as part of a wider office premises, they shall require to be split and re-assessed upon entry by the next occupier.

PROPOSAL:

All proposals to lease the premises should be directed towards the sole marketing agents on the below details.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling/letting agents:-



Make an enquiry

Oliver Lawson MSC MRICS

Harry Pattullo MSC

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DM HALL



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