

DM HALL

To Let

Workshop/studio/
office (STP)

15/3 East Cromwell
Street, Edinburgh,
EH6 6HD

147.89 SQ M
1,592 SQ FT



Property Details

- 1st floor Workshop/studio/office (STP) available for lease
- Unique and quirky space suitable for a variety of uses
- Recently installed/new box sheeted and insulated roof panels
- Benefits from private parking space to the front of the premises
- Located in the desirable and popular Leith district of Edinburgh
- Benefits from excellent natural daylight via velux style ceiling panels
- Rental offers over £16,000 per annum (exc. of VAT)

LOCATION:

The subjects are located on East Cromwell Street, situated within the desirable and popular Leith district of Edinburgh. More specifically, East Cromwell Street is accessed off Coburg Street, which is noted to be approximately 200m to the west of the Ferry Road/Great Junction Street/North Junction Street junction. The subjects are within a few minutes' walk of the popular Ocean Terminal and Leith Docks attractions.

DESCRIPTION:

The subjects comprise a 1st floor Workshop/studio/office (STP), contained as part of a larger stone-built 2 storey and basement premises, surmounted by a part edged flat roof with what we assume to be bituminous felt covering, with a recently installed/new pitched roof, with an insulated box sheet cladding overlay.

The unit is accessed through a communal centrally located door, that further leads up a set of stairs, with the entrance to the suite and the suite's W/C compartment located on the left-hand side. The unit further benefits from a single car parking space outside the main entrance to the building.



Property Details

The subjects offer spacious and open plan space, with a single dividing partition, workshop/warehouse/studio space, with excellent natural daylight offered via large velux/translucent panel styled lightwells. A small kitchenette area is found to the left-hand side upon entering the 1st floor suite.

ACCOMMODATION & FLOOR AREAS:

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

Accommodation	Floor	SQ M	SQ FT
Workshop/Warehouse/Studio	1st	147.89	1,592

SERVICES:

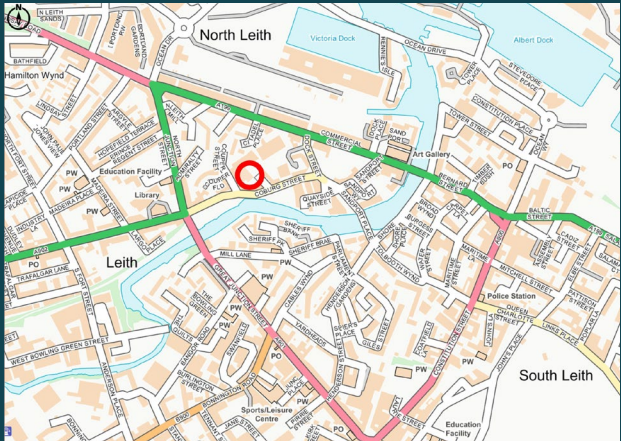
The subjects benefit from mains electricity, water and sewage.

LEASE TERMS:

We are seeking offers over £16,000 per annum (exc. of VAT) on a new Full Repairing and Insuring lease agreement for a term to be agreed.

ENERGY PERFORMANCE:

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



NON-DOMESTIC RATES:

According to the Scottish Assessors Association website, the property has a rateable value of £8,900. This means that any new tenant may be eligible for 100% business rates relief.

PROPOSAL:

All proposals to lease should be sent directly to the sole marketing agents.

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 marketing agents:-

Make an enquiry

Oliver Lawson MSc MRICS

Harry Pattullo MSc

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

edinburghagency@dmhall.co.uk

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