

TO LET

OFFICE SPACE

3,033 to 6,354 sq ft

ENTERPRISE HOUSE
34 EARL GREY STREET, EDINBURGH EH3 9BN



- **FIRST FLOOR 3,321 SQ FT**
- **SECOND FLOOR 3,033 SQ FT**
- **MODERN OPEN PLAN OFFICE**
- **RAISED FLOORS, SUSPENDED CEILINGS**
- **8 PERSON PASSENGER LIFT**
- **DDA COMPLIANT**
- **GAS HEATING**
- **FLEXIBLE TERMS AVAILABLE**

LOCATION

Enterprise House is situated in Edinburgh's Exchange District. Earl Gray Street leads to the A702 which is one of the principal arterial routes to the south of the city leading to the city-bypass which links the country's motorway network. Public transport links are excellent with Princes Street

and Haymarket rail stations both within 10 minutes walk. In the immediate vicinity there is excellent provision of quality coffee shops, restaurants and other leisure facilities. Other occupiers in the vicinity include; Lyons Davidson Solicitors, Clydesdale, HBOS, Standard Life and Scottish Widows.

DESCRIPTION

The subjects comprise of first and second floors of Enterprise House a purpose built office with retail at ground floor level.

Both floors are open plan with some meeting/board rooms and training rooms, which an ingoing occupier may wish to retain.

The offices benefit from:

- Cat 5 cabling
- Raised floor
- Suspended ceilings
- LG7 Lighting
- Gas fired heating
- VES Andover Air Handling Units
- 4 parking spaces
- Intruder alarm
- Good natural daylight
- Kitchen facilities
- Male, female and disabled WC facilities
- EPC: C

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

First Floor	308.8 SQ M	3,321 SQ FT
Second Floor	281.8 SQ M	3,033 SQ FT
Total	590.3 SQ M	6,354 SQ FT



LEASE TERMS

Our client holds the leasehold interest in the subjects until 8 June 2030. They will sub-let on flexible terms.

RENT

Available on request.

RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have a current rateable value of: First and Second floor; £117,500.

LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, Land and Buildings Transaction Tax and any other expenses.

VAT

All prices premiums etc are quoted exclusive of VAT.

ENTRY

Entry with vacant possession can be given immediately on conclusion of legal formalities.

VIEWING

For further information or to arrange a viewing, please contact the sole letting agents:

Angus Thomson MRICS
angus.thomson@ftlinden.com

John Morton MRICS
john.morton@ftlinden.com

FT Linden Ltd
28 Stafford Street
Edinburgh
EH3 7BD

