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
- Intruder alarm
- Good natural daylight
- Kitchen facilities
- Male, female and disabled WC facilities
- EPC: F

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 clients are seeking to sub let the subjects 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





FT Linden for themselves and for vendors or lessors of this property whose agents they are give 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 FT Linden has any authority to make or give any representation or warranty whatever in relation to this property. February 2016.