



TO LET

- > **GROUND FLOOR OFFICE**
- > **UPTO 326 SQM (3,511 SQ FT)**
- > **REFURBISHED**
- > **EXCELLENT LOCATION BY EDINBURGH INTERCHANGE**
- > **GOOD PARKING**
- > **FLEXIBLE TERMS AVAILABLE**

Location

Harvest Road sits just off the Edinburgh Interchange which links the M8 and M9 motorways with the A8000/A90 providing excellent access to Scotland's motorway network. Edinburgh City Centre is 8 miles, Edinburgh International Airport 3 miles, Glasgow 35 miles, Stirling 25 miles and Livingston is 7 miles.

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Description

The subjects comprise of ground floor cellular office (which could easily be converted to provide open plan space), within a modern two storey office pavilion. The offices benefit from:

- Cat 5 cabling
- Gas fired heating
- Intruder alarm
- Good natural daylight
- Kitchen and WC facilities,
- Excellent car parking provision
- Ability for very prominent signage

Accommodation

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

	SQ M	SQ FT
Ground Floor	326	3,511

Lease Terms

Our clients are seeking to let this property on a full repairing lease for a term to be agreed.

Rent

Available on request.

Rateable Value

We have been advised by the Local Assessors that the subjects have a current rateable value of:

	RATEABLE VALUE
Ground Floor	£28,700

As such this would give an occupier an annual rates bill in the region of £14,292.60 per annum.

Ground floor cellular office which could easily be altered to provide open plan space

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 & Further Information

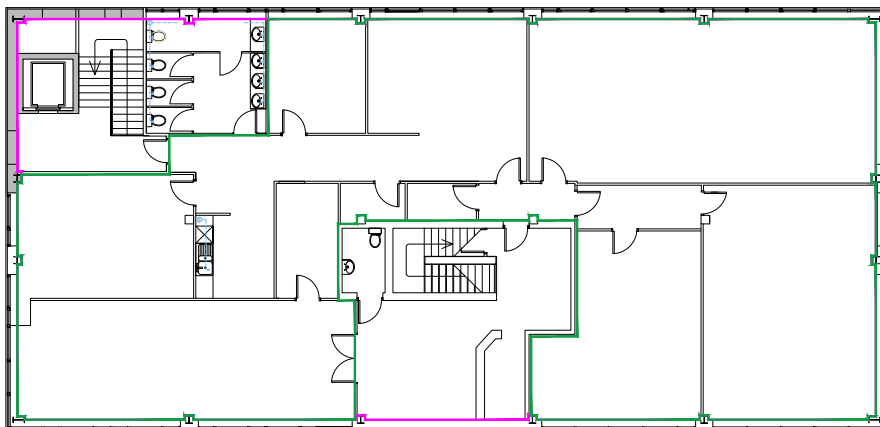
By contacting the sole agents:

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The Agents for themselves and for the 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 intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **November 2023**

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