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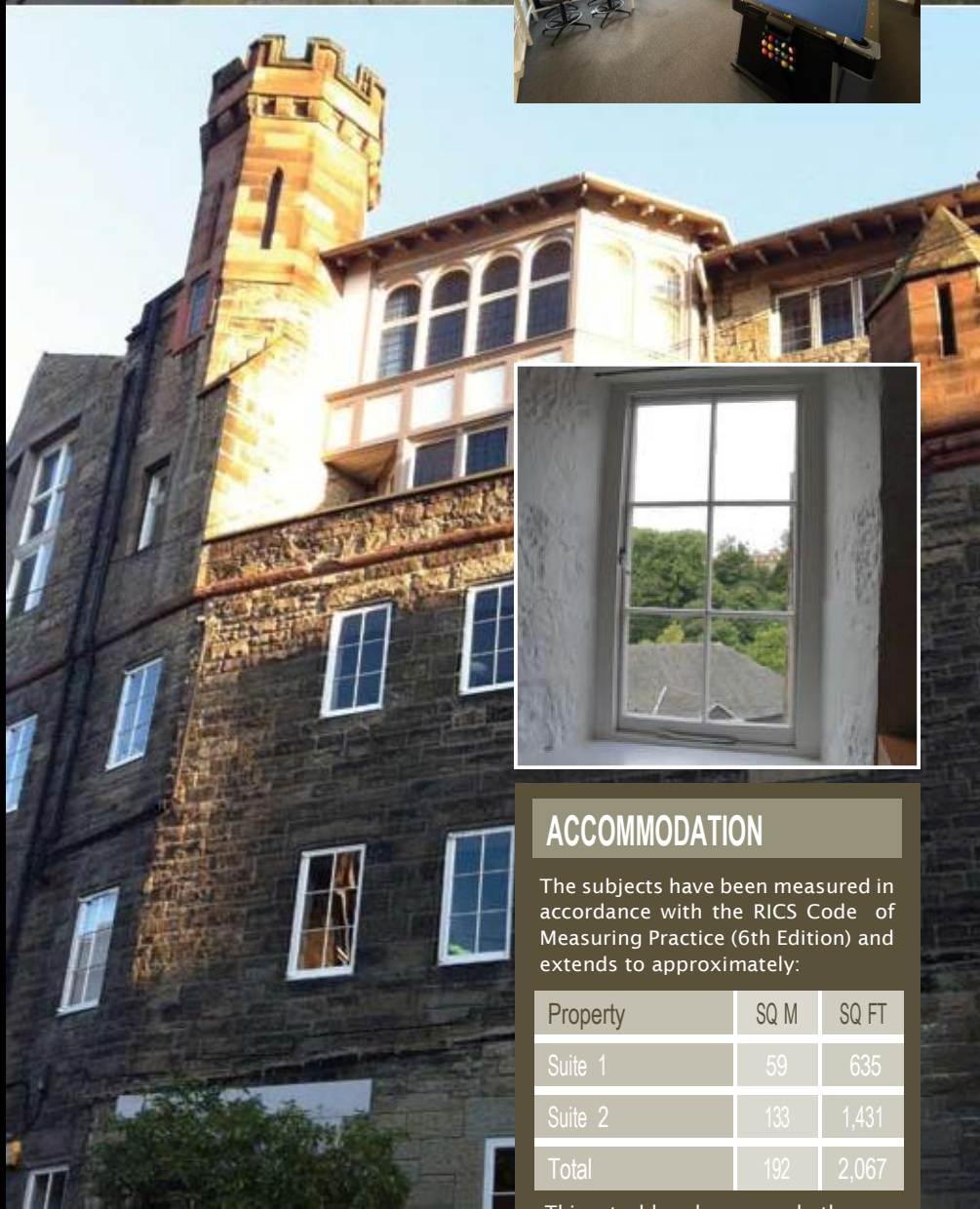
1A BELFORD ROAD, EDINBURGH
EH4 3BJ

TO LET

- SUITES FROM 59 SQ M (635 SQ FT)
- UP TO 192 SQ M (2,067 SQ FT)
- REFURBISHED WEST END LOCATION
- FLEXIBLE TERMS AVAILABLE

Location

The office at 1A Belford Road is accessed from Belford Road in Edinburgh's West End. The property is a short walk from Melville Street and Charlotte Square. It is 10 minutes walk from Haymarket railway station and there are many amenities such as restaurants, bars and coffee shops in very close proximity.

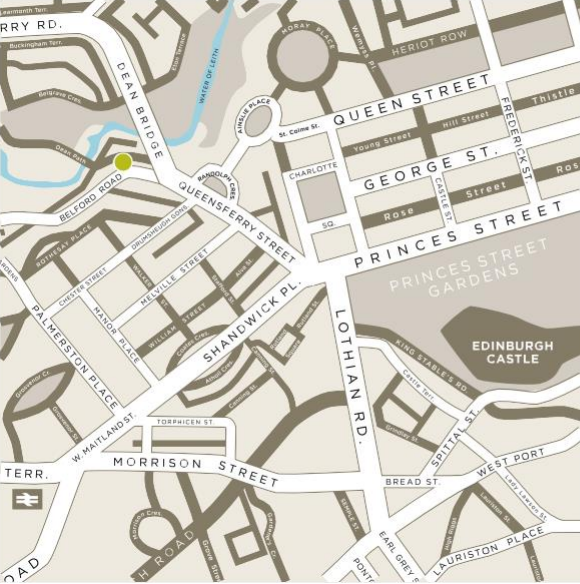


ACCOMMODATION

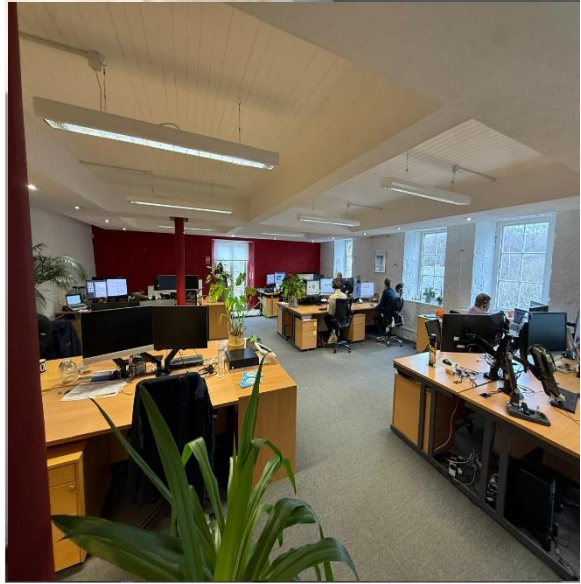
The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to approximately:

Property	SQ M	SQ FT
Suite 1	59	635
Suite 2	133	1,431
Total	192	2,067

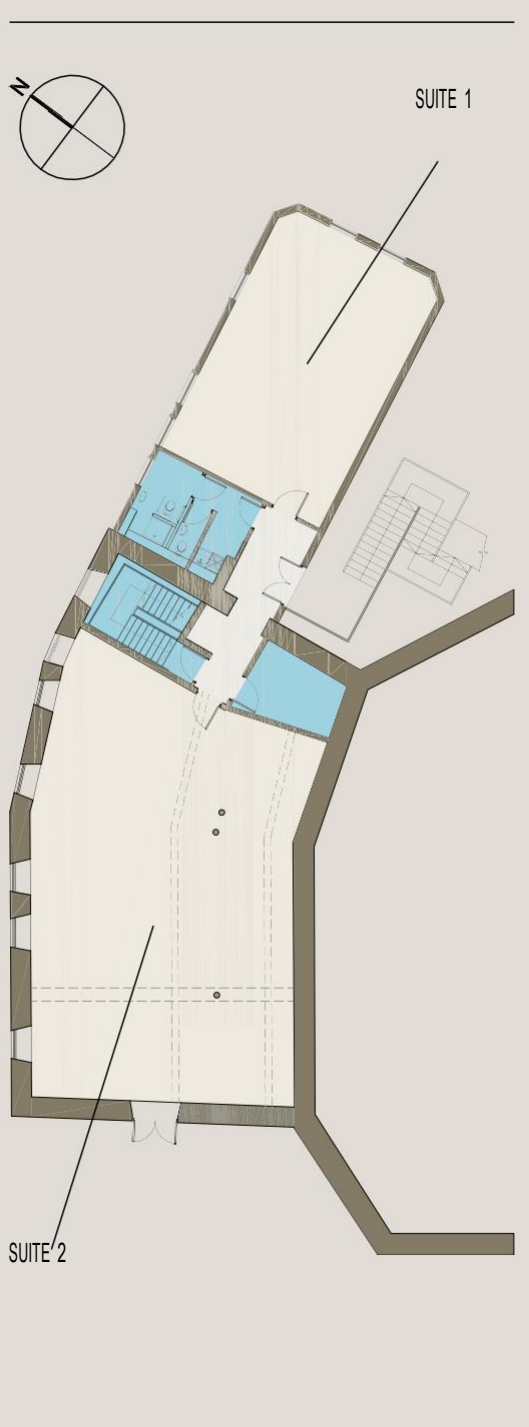
This rateable value covers both suites and the property will require re assessment on occupation.



The subjects comprise of two open plan parts.
1A Belford Road is a self-contained open plan office.



FLOORPLANS



Description

1A Belford Road is a self-contained open plan office recently refurbished to a good condition. The specification of this includes:

- EPC Rating: E
- Cat 5 Cabling
- Burglar and Fire Alarms
- Door Entry System
- Male and Female WC's
- Tea Prep area
- Fully refurbished

The subjects are accessed by way of an external stair on Belford Road. It is comprised of two open plan suites which can be let separately or as a whole.

Lease Terms

Our clients are seeking to let this property in whole or in part on full repair and insuring terms.

Rent

Available on request.

Rateable Value

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

Property	Rateable Value
1A Belford Road	£28,300

This rateable value covers both suites and the property will require re assessment on occupation.

Legal Costs

Each party shall be responsible for their own reasonable incurred costs; however, the ingoing party shall be responsible for any registration dues, stamp duty land 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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www.ftlinden.com