

BELFORDHOUSE

TO LET

192 sq ft to 10,395 sq ft (18 sq m to 965 sq m)

—
City Centre open plan office accommodation

—
Excellent car parking



59 BELFORD ROAD, EDINBURGH EH4 3UE

Location

**FANTASTIC
VIEWS
OVER THE
HISTORIC
Dean
Village**

Belford House is situated on the north side of Belford Road in Edinburgh's West End enjoying fantastic views over the historic Dean Village. Haymarket railway station, two tram stops and George Street are all within 10 minutes walk.

The location is convenient for the West End's wide array of shops, bars and restaurants and the location enjoys good road access, particularly from the west and north via Ravelston Dykes and Queensferry Road.

Description

Belford House comprises 7 floors of open plan office accommodation. All the common parts are fully refurbished and the remaining office suites benefit from the following specification:

- Existing fit out available (Level 4 & 5)
- Feature strip lighting (Level 4 & 5)
- LED lighting (Level 1)
- Excellent natural light
- Suspended ceiling
- Perimeter trunking
- Lift access
- Shower facilities
- WC facilities on each floor
- Storage available
- Secure cycle storage



Accommodation

Level	Size Sq Ft	Size Sq M
Level 0	192	18
Level 1 East	3,391	315
Level 1 West	Let to X Design	
Level 2	Let to MTK Connect	
Level 3	Let to RPS Consulting	
Level 4	3,406	316
Level 5	3,406	316
Level 6	Let to Manson Architects	
Total	10,395	965

Parking

There are 16 clear car spaces remaining located in the secure car park to the rear of Belford House. This provides a ratio of 1 car space per 685 sq ft.

Rates

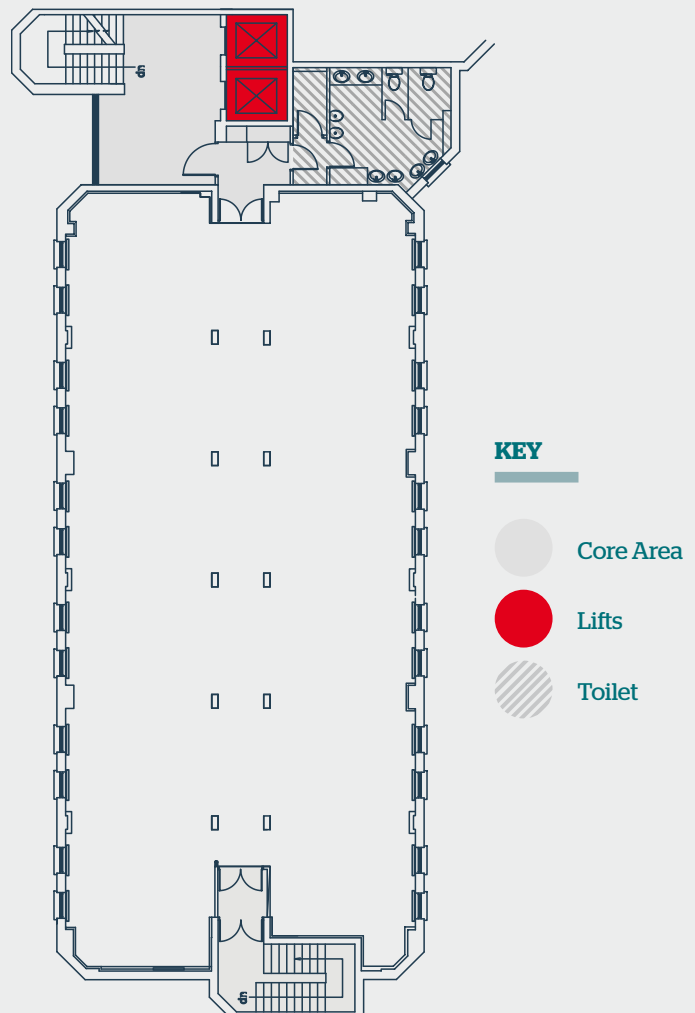
We understand that the Rateable Value for each office suite is £41,000 with effect from 1st April 2017. Based on a rates poundage of 49p the rates payable would therefore be £20,090 pa.

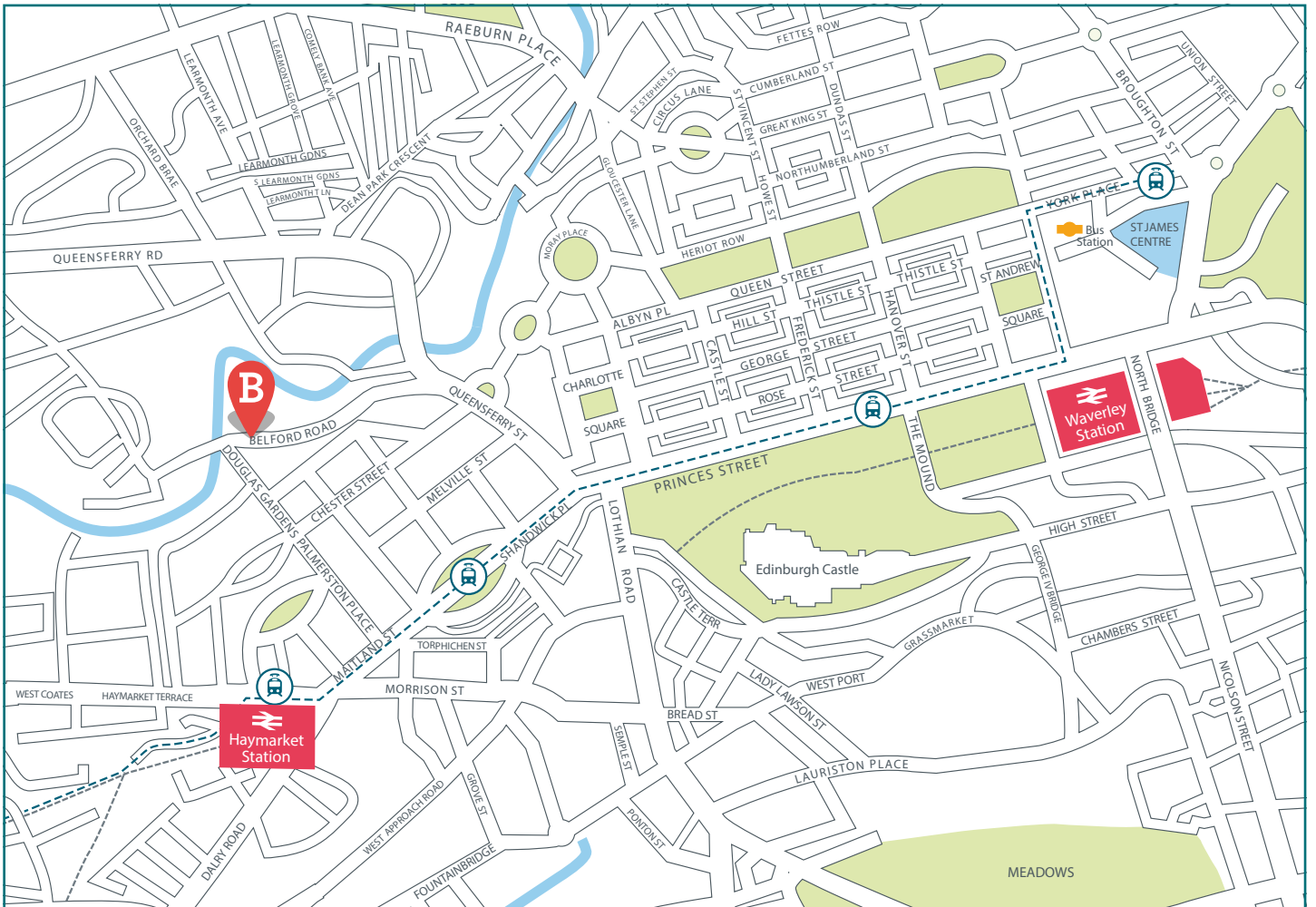
Energy Performance Certificate

The building has currently a rating of "D".

Plans

Indicative floorplate.





Viewing & Further Information

Please contact the joint letting agents:

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