

DM HALL

To Let

Class 4 Office

**Tower Mains Studios
18 (D) Liberton Brae
Edinburgh
EH16 6AE**



**50.30 SQ M
541 SQ FT**

Property Details

- Primarily open plan office suite
- Excellent connectivity to the City Bypass
- Strong public transport links to the City Centre
- Free on-site parking
- Rent- £12,000 per annum

LOCATION:

The subjects are situated on Liberton Brae, approximately 3 miles south of Edinburgh City Centre, within the established Liberton suburb.

The property benefits from excellent connectivity, with convenient access to the Edinburgh City Bypass (A720) and regular public transport services provide direct links to the city centre and surrounding suburbs.

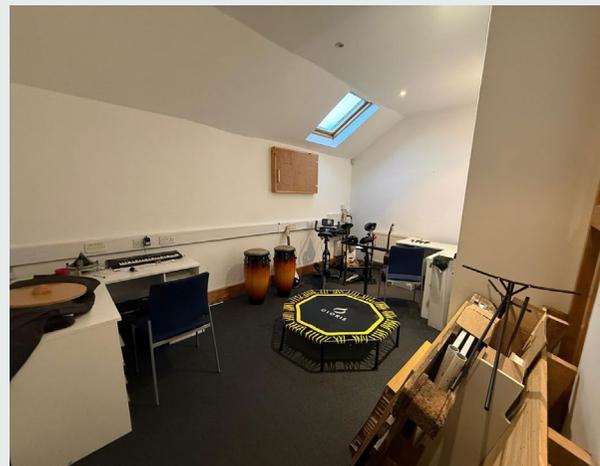
The surrounding area is predominantly residential in nature, complemented by local retail and community amenities, with Cameron Toll Shopping Centre located nearby. The location provides a well-connected and accessible setting suitable for a range of commercial occupiers.

The property is in close proximity to the Edinburgh Montessori Arts School.

DESCRIPTION:

The property is a traditional stone-built, single-storey, semi-detached building with a pitched slate roof.

Internally, the suite is arranged to provide an open plan office area to the front, accessed via a full height double glazed entrance. To the rear of the floorplate there is a private meeting room or office.



Property Details

The subjects benefit from the following specification:

- Perimeter trunking
- Velux roof lights
- Recessed spotlights
- Tea prep facilities
- W/C
- Shared bike store
- Shared car park

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows:

FLOOR	SQ M	SQ FT
Ground	50.30	541

SERVICES:

We understand the subjects benefit from gas, electric, water and mains drainage.

LEASE TERMS

Our client is seeking rental offers of £12,000 per annum on a Full Repairing and insuring Sub Lease for a maximum term of 1 year with the opportunity to extend.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The subjects benefit from a D (51) rating.

NON-DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £7,800 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

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Regulated by
RICS



OFFERS:

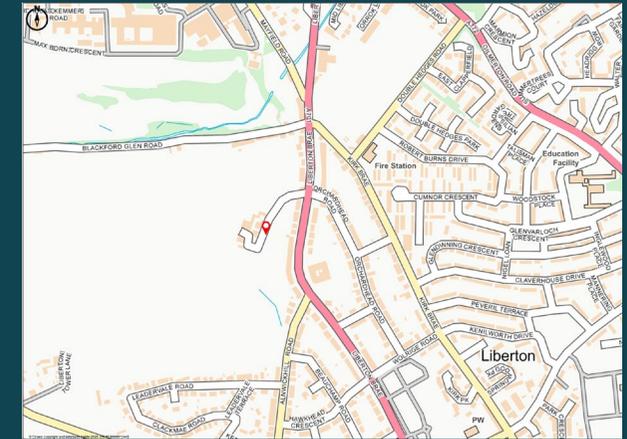
All offers should be sent to the sole Letting Agents.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which may be chargeable.



VIEWING ARRANGEMENTS:

Strictly by contacting the sole Letting/selling agents.

ANTI MONEY LAUNDERING:

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Harry Pattullo MSc

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IMPORTANT NOTE: DM Hall 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 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors