



## 86-92 Causewayside, Edinburgh, EH9 1PY

2nd Floor Office Space To Let on Causewayside, Edinburgh

- 1,110 sq ft second floor office suite
- Excellent local amenities
- Dedicated kitchen and WC facilities
- In close proximity to the city centre and the Meadows
- Suitable for alternative use subject to necessary planning consent

Summary

Available Size	1,110 sq ft
Rates Payable	£4.26 per sq ft
Rateable Value	£9,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Location

The property is located on the A700/Causewayside, a busy thoroughfare, providing direct access from the city centre and the Meadows to a number of South East residential suburbs. The property sits on the corner of Causewayside and Sciennes Place and is accessed directly off the main road.

The immediate surrounding area comprises a mix of office, retail, industrial, student residential and residential and the area benefits from an excellent variety of local amenities including supermarkets, cafes, bars, and restaurants.

Description

The property comprises a former police station of stone construction, providing office space arranged over four floors. The vacant office suite is located on the 2nd floor and extends to 1,110 sq ft. The suite is accessed via a communal stairwell and benefits from dedicated kitchen and toilet facilities within the demise. The space was previously used as a language school providing 6 large offices/classrooms that could be knocked through to provide larger open plan offices.

The suite is to undergo a light refurbishment with the final specification To Be Confirmed. The suite currently benefits from electric heating, a secure entrance system, kitchen facilities and male & female WCs.

Specification

- Mix of cellular and open plan offices
- Dedicated kitchen facility
- Dedicated WC facilities
- Communal Stairwell
- Secure entrance
- Fluorescent lighting
- Excellent natural light
- Electric heating
- EPC 'A'
- Undergoing light refurbishment

Accommodation

The accommodation comprises the following areas:

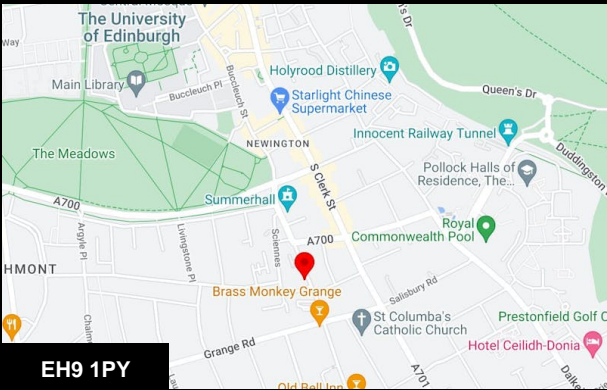
Name	sq ft	sq m	Availability
2nd	1,110	103.12	Available
Total	1,110	103.12	

Viewings

Please contact the sole letting agent for further information or to arrange a viewing.

Terms

The office is available To Let on new FRI lease terms for a period to be agreed.



Viewing & Further Information



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