#### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal basis. A breakdown of these areas are set out below:

	SQ M	SQ FT
Warehouse	2,604	28,029.2
GF Office	192.8	2,075.3
1F Office	175.7	1,891.2
TOTAL	2,972.5	31,995.7

#### **Lease Terms**

The premises have recently undergone an extensive refurbishment. Additional information and a summary of the works are available upon request.

The premises are available for immediate occupation on a new full repairing and insuring terms. Annual rental available on request.

## **Legal Costs**

Each party will be responsible for their own legal costs incurred ath this transaction.

# **Energy Performance Certificate**

A copy of the certificate is available upon request.

### Rateable Value

In the usual way it will be the ingoing tenant's responsibility for paying the rates liability. We have been advised by the local authority that the premises from 1 April 2017 have a rateable value of £190,000.



All figures are quoted exclusive of VAT which is applicable.

## Viewing and Further Information

By contacting the joint letting agents:



#### **Alan Herriot**

alan.herriot@ryden.co.uk Tel: 0131 225 6612 | Mob: 07880 722 326

#### **Bryce Stewart**

bryce.stewart@montagu-evans.co.uk Tel: 0131 221 2454 | Mob: 07920 244 328

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 the intended purchasers or lessoes 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 intending purchasers or tenants should not rely on them as statements or representations 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 the Agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: April 2019