

TO LET

Unit 17, Beaverbank Business Park Logie Mill,
Edinburgh, EH7 4HG

- Self contained office
- Available now
- 7 car parking spaces
- 2,890 sq ft (265.5 sq m)



LOCATION

The subjects are situated on Logie Mill, within the well-established Beaverbank Business Park. The area benefits from an excellent range of amenities nearby with many bars, cafes and shops all within walking distance.

The Business Park is very well connected, being located around one mile North of the City Centre and is easily accessed by car, bike and various bus routes are nearby.

Nearby occupiers include **Advance Global Recruitment, AH & Co Limited, KAL, Myeloma UK, and Sercel Concept Systems.**

DESCRIPTION

The subjects comprise a self-contained office suite on the ground floor which benefits from the following specification:

- Existing fit-out
- LED lighting
- Raised floor
- Cat 5e cabling
- Gas fired central heating
- Air conditioning
- Kitchen and break-out space
- Male, female and accessible dedicated WC facilities
- 7 car parking spaces available

ACCOMMODATION

The available accommodation extends to the following approximate net internal floor area:

TOTAL	2,890 SQ FT	265.5 SQ M
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LEASE TERMS

The subjects are available as a sublease on a full repairing and insuring lease for a term to be agreed.

USE CLASS

The premises benefit from Class 4 Use under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

RATING

Rateable Value: £38,600

Rates Payable: £18,567

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C

DATE OF ENTRY

By arrangement.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

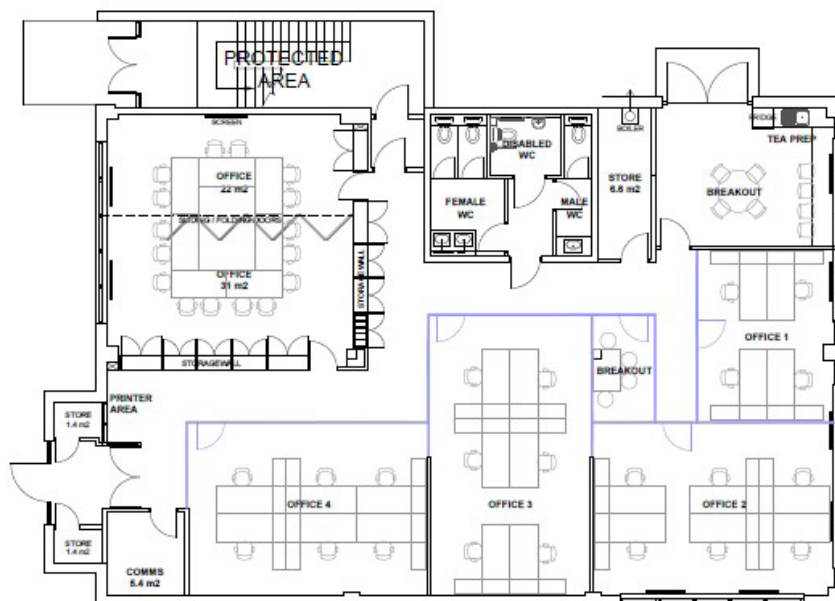
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Existing Layout Plan

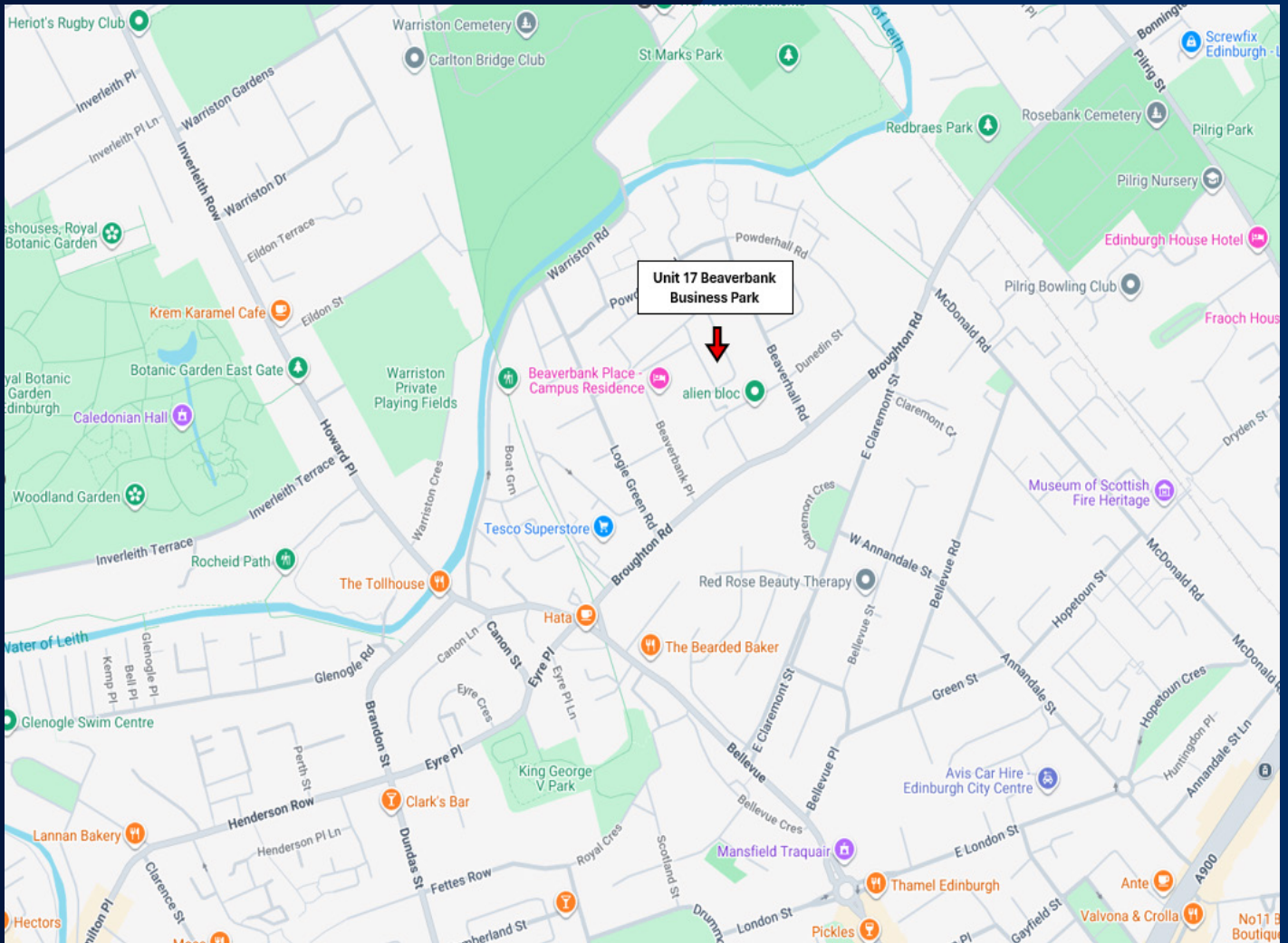


Proposed Plan, Scale 1:100

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GET IN TOUCH



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