# TO LET

## NEWLY REFURBISHED GROUND FLOOR OFFICE SUITE

- Located in the desirable Barnton district of Edinburgh
- Rent on application
- Arranged over ground benefitting from street level entrance
- Flexible lease terms available
- Premises extends to 89.44 SQM (963 SQFT)
- Efficient transport links in and out of Edinburgh's city centre via Queensferry Road
- Generous car parking provision & excellent local amenities

VIRTUAL TOUR

## UNIT 4, GROUND FLOOR, Q COURT, 3 QUALITY STREET, EDINBURGH, EH4 5BP

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# Location

**Modern office space in West Edinburgh**

## Location

The subject comprises a prominent purpose-built office located on the west side of Edinburgh, specifically in the desirable Barnton district, close to Davidson's Mains. Q Court offers tenants excellent connectivity given its proximity to Queensferry Road which is the main vehicular route in and out of the city centre.

It is located near the following transport networks (travel time by car);

- Edinburgh's City Bypass (10 mins)
- M8/M9 Motorway Junctions (14 mins)
- Edinburgh International Airport (12 mins)

Davidson's Mains High Street is within 5 minutes walking distance from the office and provides excellent staff amenities with nearby occupiers including;

- Costa Coffee
- Greggs Bakery
- Tesco Metro
- Boots Pharmacy
- The Olde Inn Pub

# Description

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The office is arranged over the lower ground, ground & first floors of a stone-built property. The ground floor benefits from being accessed via the front entrance off Quality Street.

Internally, the office space has been recently refurbished to provide a bright, modern open-plan environment. The flexible layout allows prospective occupiers to configure the space to suit their specific business requirements.

Each floor benefits male and female WC facilities. The subjects benefit from a generous car parking allocation of upto 4 marked spaces as well as off-street parking nearby.

## Accommodation

| Description | m² | ft² |
|---|---|---|
| **Ground Floor** | 89.44 | 963 |
| | | |
| **TOTAL** | **89.44** | **963** |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

# Floor Plans

UNIT 4, Q COURT, 3 QUALITY STREET, EDINBURGH, EH4 5BP

# The Detail



## Lease Terms

The subjects are offered on a full repairing and insuring basis for a term to be agreed incorporating regular rent reviews.

## Rent

Rent on application.

Car parking - £1,500 per annum (per space)

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £28,900 which results in annual rates payable of approximately £13,900. The subject's ratable value currently includes both the ground and first floor, should the floors be let separately a reassessment shall be required.

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

The property is elected for VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

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**ANTI MONEY LAUNDERING REGULATIONS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **September 2026**

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