

ONE STEP AHEAD

Grade A office accommodation in
a prominent and popular South
Side location in Edinburgh

TO LET:
3,232 – 7,951 SQ FT
(300 – 738 SQ M)



ONE60
Causewayside House



Description

Causewayside House provides modern Grade A office accommodation, planned over ground and four upper floors. The subjects provide excellent open plan office accommodation with superb natural light and the available suites benefit from the following specification:

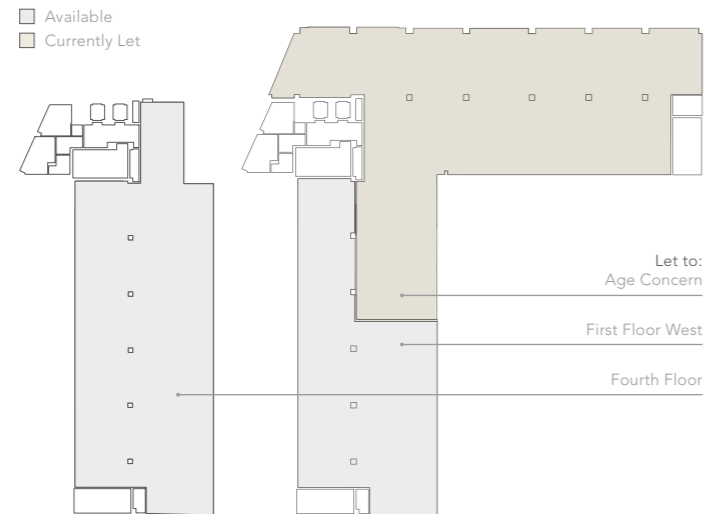
- Raised access floors
- Metal tiled suspended ceilings
- LG3 lighting
- Comfort cooling system
- 2 x 8 person passenger lifts
- Male, female and disabled WCs
- Shower facilities
- 9 car spaces available providing a ratio of 1:883 sq ft
- Newly refurbished, manned reception

Accommodation

The subjects provide the following approximate net internal areas:

| Floor | Sq ft | M sq |
|------------------|--------------|------------|
| First floor west | 3,232 | 300 |
| Fourth floor | 4,719 | 438 |
| Total | 7,951 | 738 |

IPMS 3 area calculations are available on request.



View from fourth floor



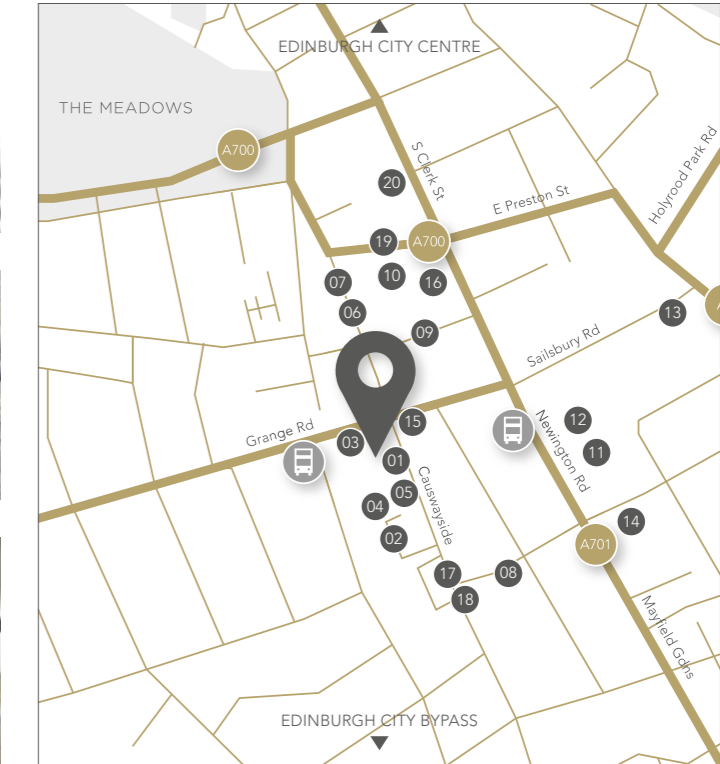
Typical office suite

Location

Causewayside House is situated on the west side of Causewayside, 1.5 miles from Edinburgh city centre and 3.5 miles from the City Bypass (A720).

Causewayside is one of the primary arterial routes into Edinburgh city centre and benefits from many local amenities including a Tesco Metro and a number of local restaurants and coffee shops. The location is well served by numerous buses that service both Causewayside and nearby Minto Street.

Causewayside House offers occupiers a unique opportunity to acquire Grade A offices in the south side of Edinburgh. There are a number of occupiers both within Causewayside House and the adjacent Kittle Yards development including Digby Brown, Metaswitch, NCR, Tayburn and Bibby Financial Services.



Local occupiers

- 01 Metaswitch & Digby Brown
- 02 Bibby Financial Services & NCR
- 03 Scottish Law Commission
- 04 Tayburn

Shops and cafés

- 05 Tesco Express
- 06 Sainsbury's Local
- 07 Majestic Wine Warehouse
- 08 Earthy Foods & Goods
- 09 August 21
- 10 Hayden

Hotels and B&Bs

- 11 Blossom Guest House
- 12 Mayville Guest House
- 13 The Salisbury Arms
- 14 Thrums Bed & Breakfast

Bars & restaurants

- 15 No.1 The Grange
- 16 Cask and Barrel
- 17 Old Bell Inn
- 18 Bella Roma
- 19 Los Argentinos
- 20 The Wee Boulangerie



Typical office suite

ONE OF A KIND



Lease Terms

The property is available on a new full repairing and insuring lease for a term to be agreed. Further details on rent and occupational costs can be obtained from the joint letting agents.

Rateable Value

The rateable value for the available accommodation can be found at www.saa.gov.uk. The joint letting agents can also provide you with an estimate of the rateable value if required.

Energy Performance Certificate

EPC rating: D

Legal Costs

Each party shall be responsible for their own legal costs incurred in this transaction, although the incoming tenant shall be responsible for Land and Buildings Transaction Tax, registration dues and any VAT applicable.

Viewing

Strictly by prior arrangement with the joint letting agents:

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