

BELFORDHOUSE

TO LET

2,724 sq ft to 26,850 sq ft

City Centre open plan office accommodation with superb outlook

Excellent car parking



59 BELFORD ROAD, EDINBURGH EH4 3UE

FANTASTIC VIEWS OVER THE HISTORIC *Dean Village*

Location

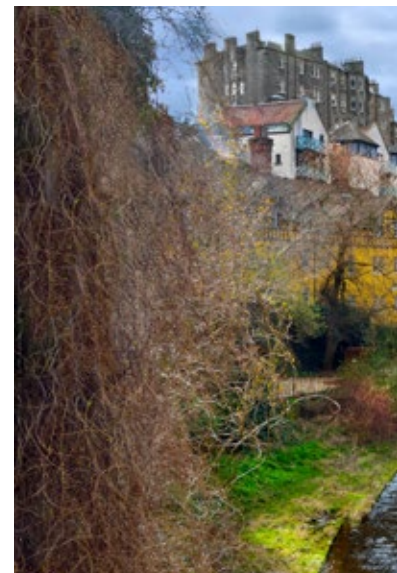
Belford House is situated on the north side of Belford Road in Edinburgh's West End enjoying fantastic views over the historic Dean Village. Haymarket railway station, two tram stops and George Street are all within 10 minutes walk.

The location is convenient for the West End's wide array of shops, bars and restaurants and the location enjoys good road access, particularly from the west and north via Ravelston Dykes and Queensferry Road.

Description

Belford House comprises 7 floors of open plan office accommodation benefiting from excellent natural light, shower facilities, toilets on all floors and two passenger lifts.

Belford House is linked with level 1 of the adjacent Douglas House which provides an additional open plan office suite plus a secure garage below providing parking and bike storage.



Accommodation

Level	Size Sq Ft	Size Sq M
Level 0	3,391 sq ft	315 sq m
Level 1 East	3,391 sq ft	315 sq m
Level 1 West	3,780 sq ft	351 sq m
Level 2	3,391 sq ft	315 sq m
Level 3	3,391 sq ft	315 sq m
Level 4	3,391 sq ft	315 sq m
Level 5	3,391 sq ft	315 sq m
Level 6	2,724 sq ft	253 sq m
Total	26,850 sq ft	2,494 sq m

Parking

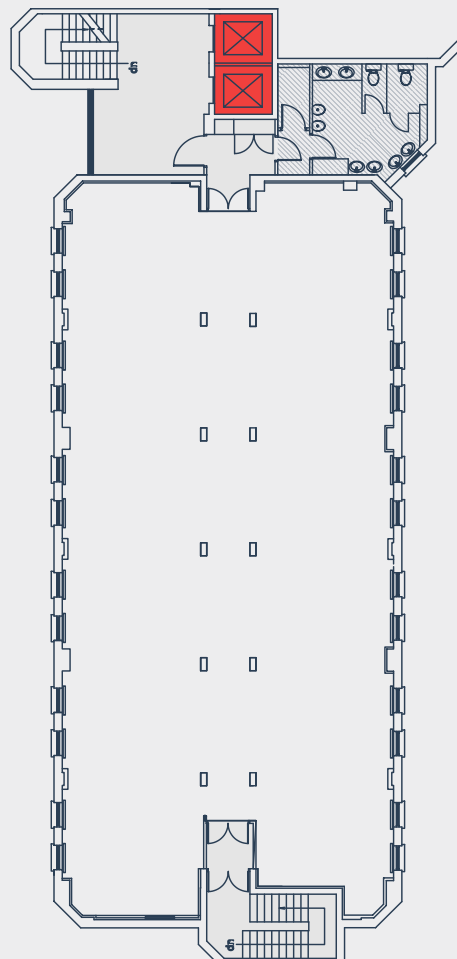
There are 24 clear surfaced car spaces to the rear of Belford House and an additional 10 garaged spaces below Douglas House together with secure bike storage.

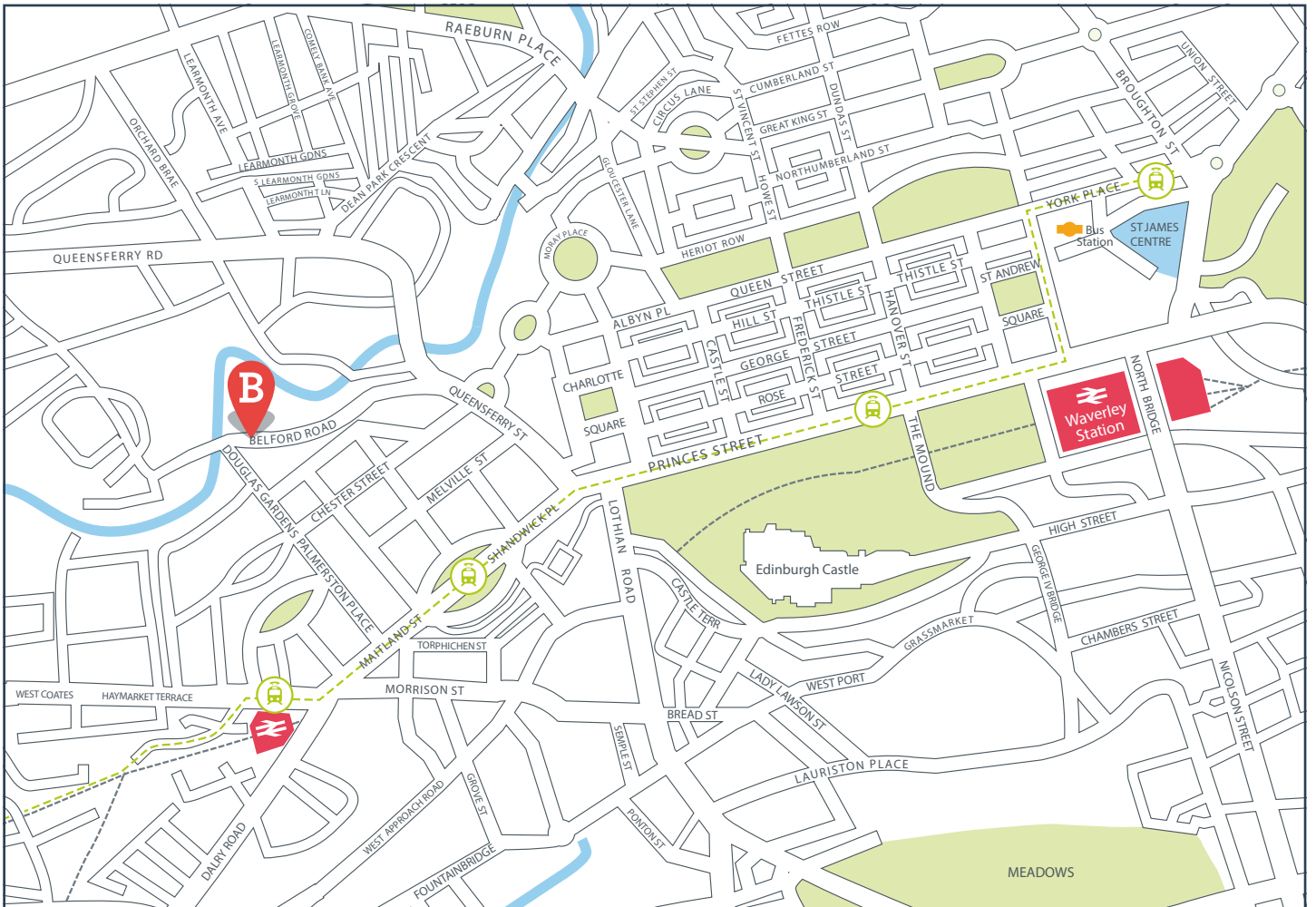
Rates

We understand the Rateable Value for the entire building is £331,400 with effect from 1st April 2017. If the building is to become multi occupied, we anticipate each letting may require to be re-assessed.

Plans

Typical floor.





Viewing & Further Information

Please contact the joint letting agents:

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