

LAST REMAINING SUITE

TO LET

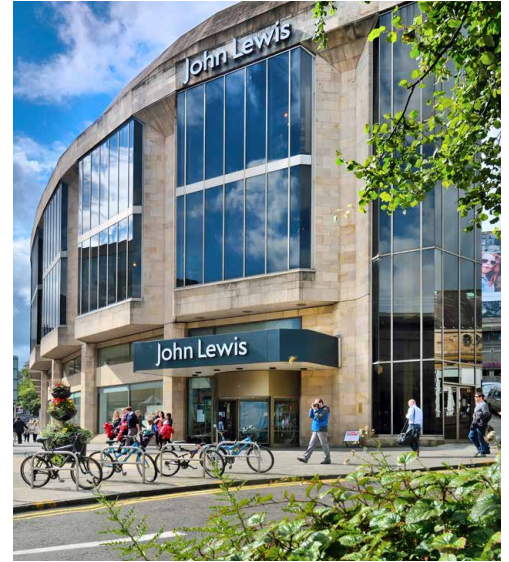
- > 1,128 SQ FT (104.83 SQ M)
- > CITY CENTRE LOCATION
- > CAR PARKING AVAILABLE
- > AFFORDABLE RENTS

RENT FROM £12.50 PER SQ FT

Playfair House

BROUGHTON STREET LANE
EDINBURGH EH1 3LY





Location

Situated immediately adjacent to the York Place/Picardy Place junction, Broughton Street Lane offers a highly accessible, central Edinburgh location.

The surrounding area has undergone a substantial transformation in recent years, including the completion of the tram terminus at York Place. The area will see further improvement over the coming years with the development of St James Quarter due for completion in 2020. The mixed use development will comprise of retail, residential and leisure uses and a 5*hotel.

Broughton Street offers a number of high quality local amenities including restaurants and speciality shopping. The Omni Leisure Complex is also nearby and boasts numerous high quality bars and restaurants together with Nuffield Health Gym and a multiplex cinema.

Commercial occupiers in the immediate vicinity include Simpson & Marwick Solicitors, The Incorporation of Goldsmiths Assay Office, Wallace Whittle and Radio Forth.

Description

Playfair House provides modern, open plan office accommodation over ground and three upper floors. There is one suite currently available on the ground floor. The accommodation benefits from the following specification:

- > Open plan suite
- > Suspended ceilings with recessed lighting
- > Shower facilities
- > Gas fired central heating
- > Male and female toilet facilities and tea preparation areas on each floor
- > Parking available

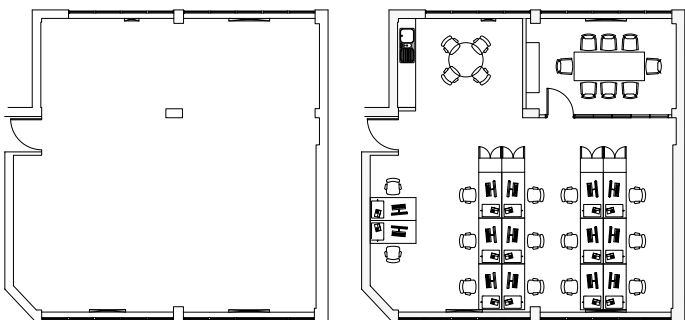


Accommodation

The subjects have been measured in accordance with RICS Property Measurement 1st Edition and provide the following approximate Net Internal Areas:

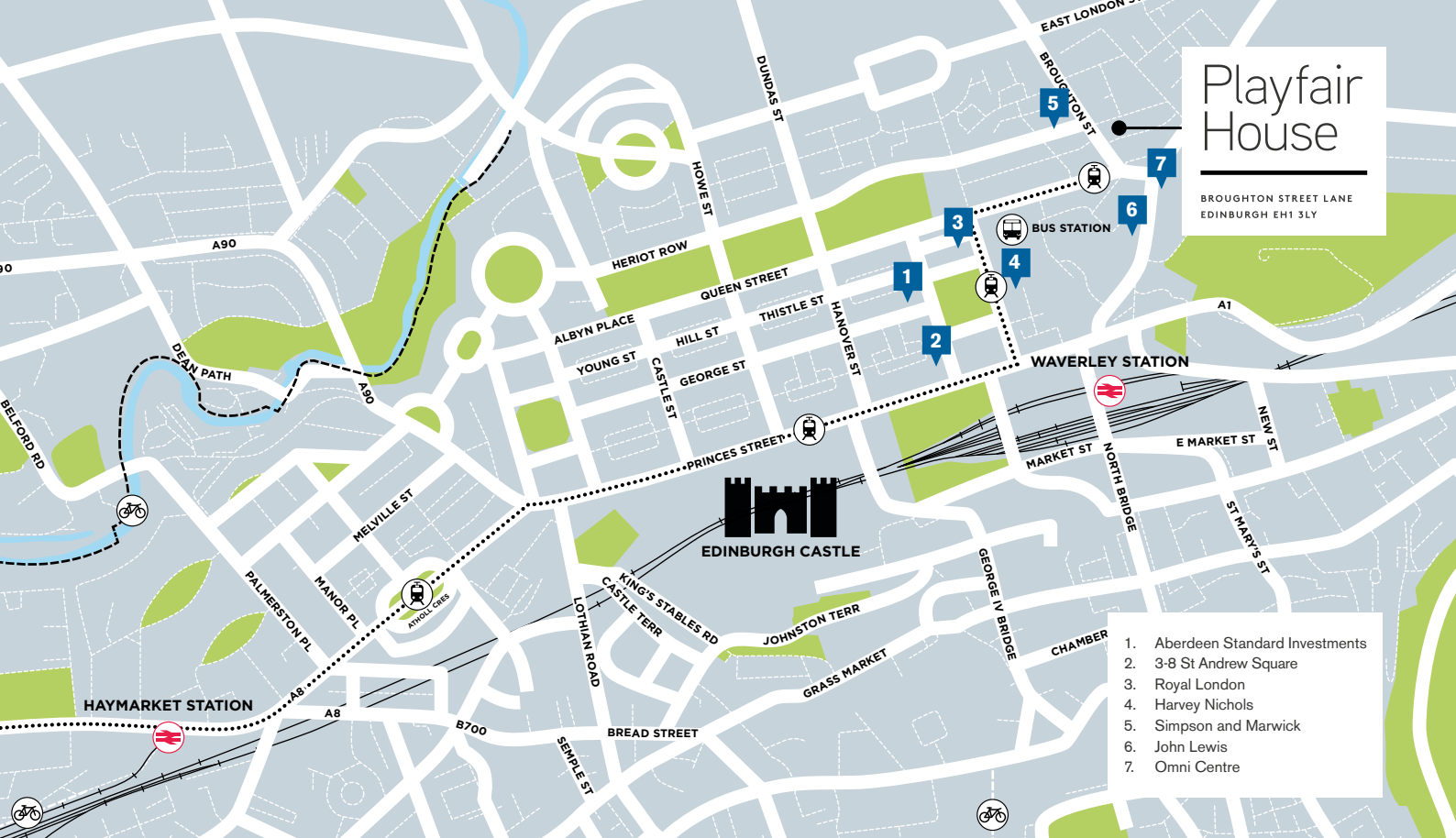
| FLOOR | SQ FT | SQ M |
|-------------------|-----------------------------------|------|
| Ground Floor East | 1,128 | 105 |
| Ground Floor West | Let to Humanist Society Scotland | |
| 1st Floor | Let to TUV SUD | |
| 2nd Floor | Let to Curo Compensation | |
| 3rd Floor | Let to Social Investment Scotland | |

IPMS3 measurements available upon request.



Lease Terms

The subjects are available on a new full repairing and insuring lease directly from the landlord on terms to be agreed.



Playfair House
BROUGHTON STREET LANE
EDINBURGH EH1 3LY

1. Aberdeen Standard Investments
2. 3-8 St Andrew Square
3. Royal London
4. Harvey Nichols
5. Simpson and Marwick
6. John Lewis
7. Omni Centre

Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is:

- > Ground Floor East - £10,400

The national poundage rate for the financial year 2016/17 is 46.6p plus a large property (rateable value > £51,000) supplement of 2.6p.

Any new occupier may be eligible for up to 100% rates relief under the small business bonus scheme.

Energy Performance Certificate

EPC Rating = C+

Legal Costs

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

Date Of Entry

Available immediately.

Viewing

Strictly by prior arrangement with the sole letting agents Eric Young & Co - 0131 226 2641.

Neil McConnachie

T 0131 558 5104

E nmconnachie@eyco.co.uk

Katrina Bell

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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 lessees 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 representations or warranty whatever in relation to this property. October 2017.