

## TO LET

### 3rd Floor Suite

Sugar Bond Building,  
2 Anderson Place  
Edinburgh EH6 5NP

2,427 sq ft (225.44 sq m)



#### LOCATION

Sugar Bond Building is located to the north of Edinburgh city centre in an established business location in Leith. The area has undergone a large amount of regeneration over recent years making this location a more desirable place to live and work. The subjects are situated off Anderson Place and Breadalbane Street which are accessed off Bonnington Road which is a main arterial route to the city centre from Leith. Surrounding occupiers include Pulsant, Caliber, Lux and the NHS.

#### DESCRIPTION

The subjects comprise a 3rd floor open plan office suite situated in a converted bonded warehouse. The accommodation benefits from the following specification:

- Raised access flooring
- Gas fired central heating
- Recessed lighting
- Shower facilities
- Dedicated tea prep
- 5 car parking spaces
- Cat 5E cabling
- Lift access
- Existing tenant fit out
- Bike storage
- Suspended ceiling
- Dedicated male/female/disabled WCs

#### ACCOMMODATION

The accommodation extends to the following net internal area:

3rd Floor	2,427 sq ft	(225.44 sq m)
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#### LEASE TERMS

Our client currently has a lease which expires June 2021. Our client's preference is to assign their lease or agree a sub-lease. For further information please contact the sole letting agents.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£19,300**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£8,993.80**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E

#### 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 (LBTT), registration dues, landlord's costs and any VAT applicable.

#### DATE OF ENTRY

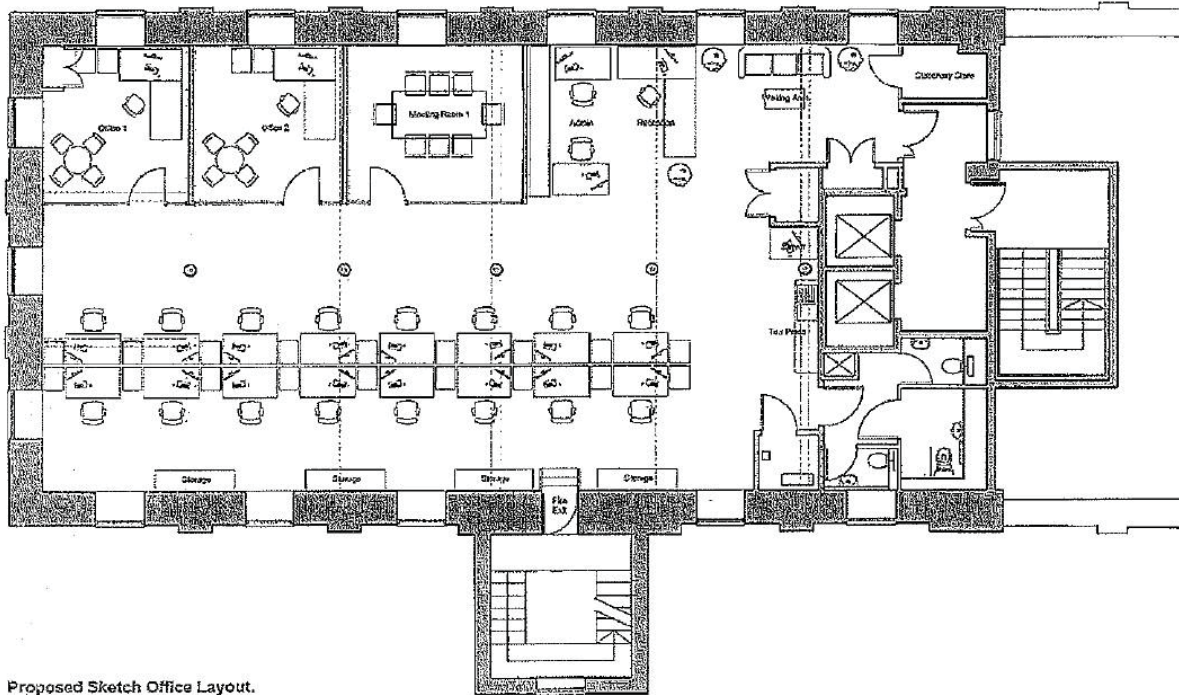
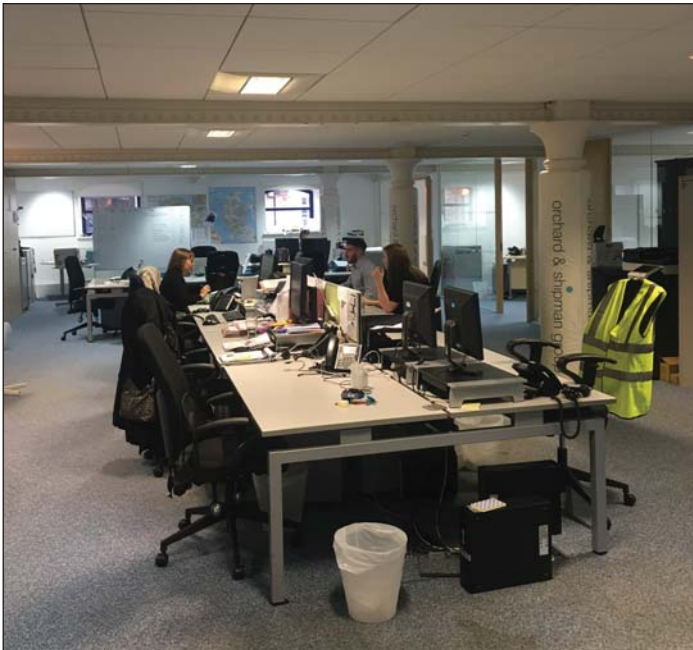
By arrangement.

#### VIEWING

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

Neil McConnachie  
0131 558 5104  
nmconnachie@eyco.co.uk

Katrina Bell  
0131 558 5114  
kbell@eyco.co.uk



Proposed Sketch Office Layout.

KAB/RT/ED3209

Date of preparation - 28 November 2017

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.