

3 FLOORS NOW LET

# BELFORDHOUSE

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## TO LET

3,391 sq ft to 13,953 sq ft (315 - 1,296 sq m)

City Centre open plan office accommodation with superb outlook

Excellent car parking

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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. All the common parts are currently being refurbished and the office suites currently benefit from the following specification:

- Excellent natural light
- Feature LG 7 strip lighting
- Perimeter trunking
- Cat 5e cabling
- Existing tenant fit out
- Lift access
- Shower facilities
- WC facilities on each floor
- Storage available



# 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	Under Offer	
Level 4	Now let to HSE	
Level 5	Now let to HSE	
Level 6	Now let to Manson Architects	
<b>Total</b>	<b>13,953 sq ft</b>	<b>1,296 sq m</b>

## Parking

There are 9 clear surfaced car spaces to the rear of Belford House remaining and an additional 8 spaces below Douglas House together with secured bike storage.

## Rates

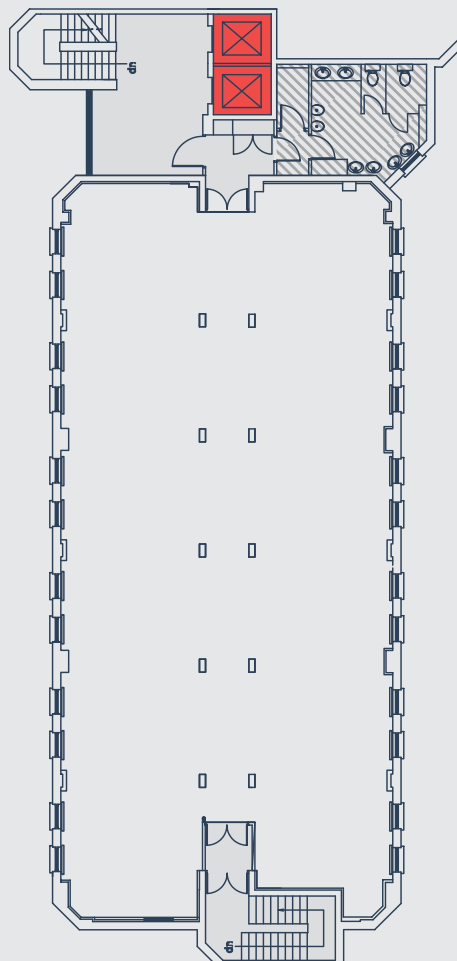
We understand the Rateable Value for the entire building is £331,400 with effect from 1st April 2017. Each office suite requires to be reassessed but the agents can provide an estimate of the rates payable.

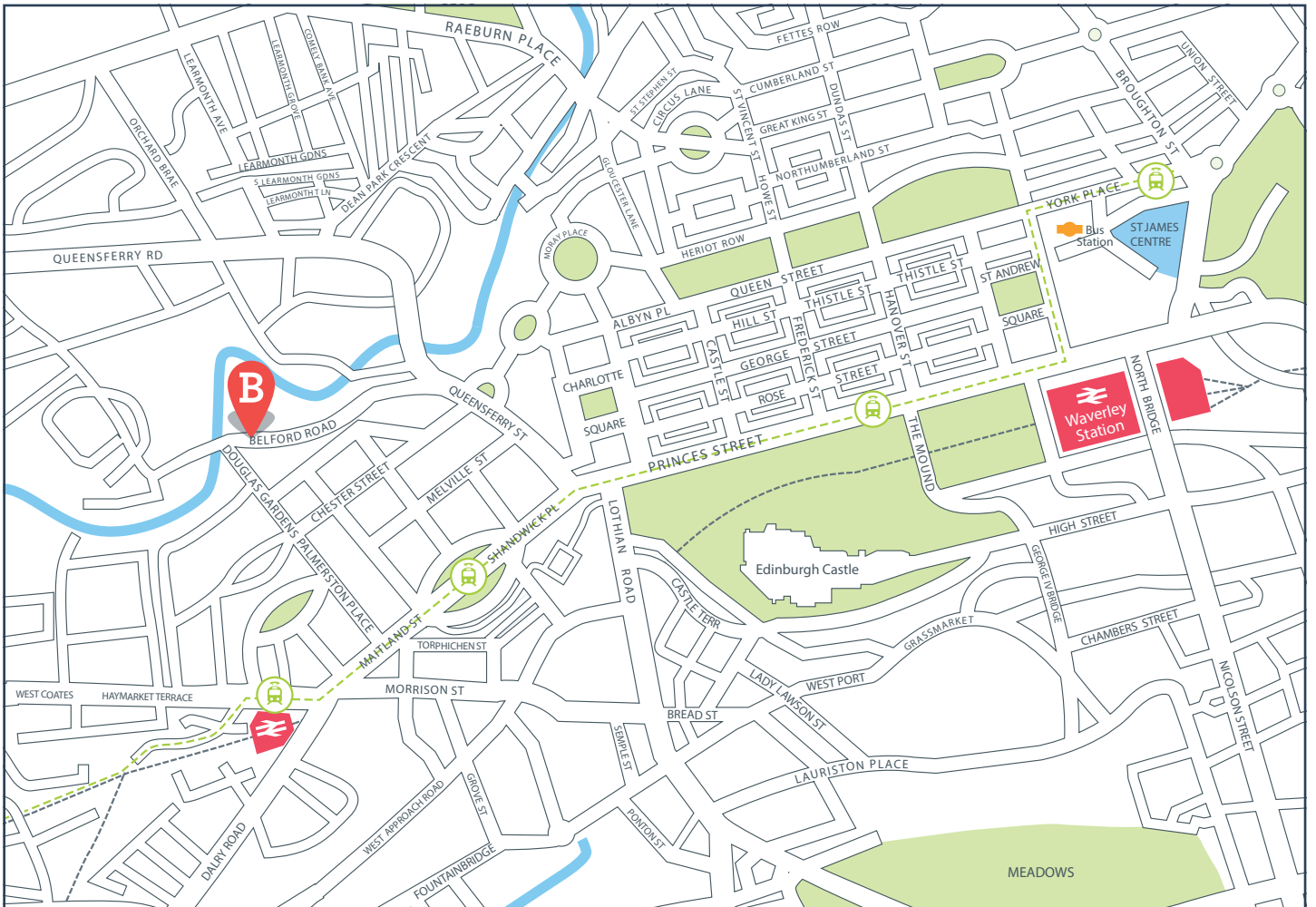
## Energy Performance Certificate

The building has currently a rating of "D"

## Plans

Typical floor.





## Viewing & Further Information

Please contact the joint letting agents:

Cameron Stott  
JLL  
0131 301 6715  
cameron.stott@eu.jll.com

Alastair Stang  
JLL  
0131 243 2220  
alastair.stang@eu.jll.com



Neil Gordon  
Eric Young & Co  
0131 558 5119  
ngordon@eyco.co.uk

Neil McConnachie  
Eric Young & Co  
0131 558 5104  
nmconnachie@eyco.co.uk



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