

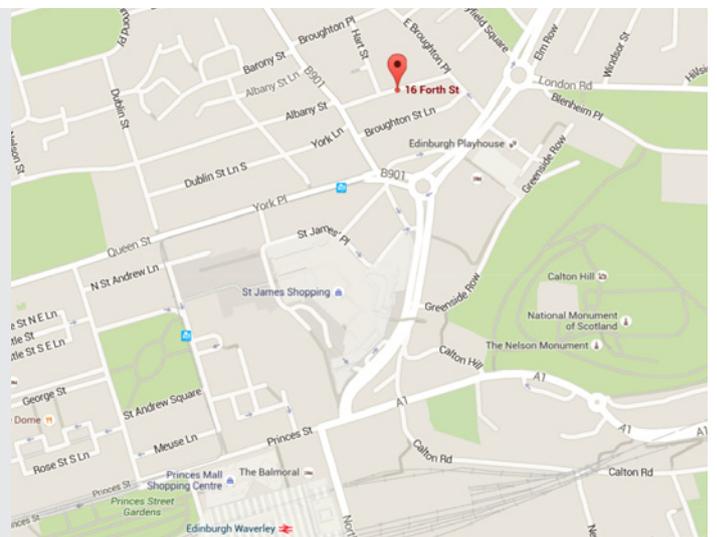
16-26 FORTH STREET

TO LET EDINBURGH OFFICE BUSINESS CENTRE



EDINBURGH EH1 3LH

- EAST END OF CITY CENTRE
- PURPOSE DESIGNED / SERVICED OFFICES
- ALL INCLUSIVE TERMS
- FROM 3-12 MONTH RENEWABLE CONTRACTS



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links

COMMERCIAL
PROPERTY
CONSULTANTS

16 Forth Street

EDINBURGH

Location:

Edinburgh is the capital of Scotland and a World Heritage city. Current residential population is approximately 500,000 and a catchment in excess of 1.5 million. The city is the administrative and financial capital of Scotland.

A diverse local economy with a wide range of business services including an international centre for banking, and an internationally renowned centre for universities including Edinburgh University and Heriot Watt University.

Edinburgh attracts visitors all year round with events including the annual Edinburgh International Festival, Edinburgh Fringe and New Year celebrations.

The city has excellent communications with links by road and rail to all major cities. Edinburgh International Airport is a fast growing airport with regular services to London and major European destinations.

The East End has undergone dramatic transformation over recent years. Access for office workers and visitors has been enhanced with the refurbishment of Waverley Station (10 mins) and the development of the trams which terminate in York Place (5 mins).

The surrounding area is an important office location housing the HQ's of Royal Bank of Scotland and Baillie Gifford stockbrokers.

Forth Street is a quiet but central location close to both local and city centre shopping in Leith Street and Broughton Street including health food, fresh food, cafes and restaurants. Within a mile of the subjects, lies the St James Centre (due to be redeveloped this year), Multrees Walk and the east end of Princes Street. These locations include major stores such as John Lewis, Harvey Nichols and Jenners.

Description:

The accommodation comprises modernised offices plus shared reception facility at 16 Forth Street.

The individual rooms are of high specification. There are individual access doors and entry facilities within each terraced building. In addition meeting rooms and conference facilities are available.

Layout plans of the offices and meeting / conference facilities are available. Whilst no car parking is available on site there are 12 metered bays adjacent to the subjects. In addition, there are car parks under separate ownership nearby.

Specification:

The accommodation is fully furnished with desks, cabinets and telephones ready for immediate access.

Facilities within the licence fee include heating, power, cleaning, buildings insurance, reception, kitchen facilities, individual room security and Local Authority rates.

The telephone service provides direct dial to office, which can be switched to reception as required. Messages will be emailed or notes retained at reception. Cat 6 cabling for high speed internet services are provided to all rooms.

Rates:

Local Authority rates are based on individual room assessments, which currently are at nil cost based on small business rates relief (subject to annual review). This may not be available should a tenant take multiple offices or have further offices within Scotland dependent on the total values of all the tenant's offices.

Energy Performance Certificate:

Energy Performance Rating – C

Additional Services:

Meeting room and conference facilities are available at additional cost as required.

Reception and Secretarial Services:

Full secretarial service, fax, photocopying and mail facilities are available at separate cost. High speed internet services are available. These are charged as separate from the licence fee.



Licence:

Licences are for a minimum period of 3 months and a maximum period of 12 months renewable by agreement with the Landlord.

Licence Fee:

These vary depending on the size of offices, which in turn are dependent on how many desks are available. For instance rents for a 2 desk room are from £500 per month, up to a room for 4 desks from £900 per month.

VAT:

Rent and additional services will be subject to VAT.

Legal Costs:

No legal costs are involved nor are there any Stamp Duty or registration dues.

Entry:

Immediate.

Viewings & Further Particulars:

Apply Letting Agents.

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Details updated:

February 2016

MISREPRESENTATION

Links CPC LLP give notice to anyone who may read these particulars as follows

1 These particulars are prepared for the guidance only of prospective tenants or purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.

2 Any information contained or referred to herein (whether text plans images) is given in good faith but should not be relied upon as being a statement of representation of fact.

3 Nothing in these particulars shall be deemed to be that the property is in good condition, or otherwise, nor that any services or facilities are in good working order.

4 The images appearing in these particulars show only certain parts of the property at the time when the images were taken. Certain aspects may have changed since the images were taken and it should not be assumed that the property remains precisely as displayed in the images. Furthermore no assumptions should be made in respect of parts of the property which are not shown on the images.

5 Any areas, measurements or distances referred to are approximate.

6 Where there is reference in these particulars to alterations being carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters should be checked by an intended tenant or purchaser.

7 Descriptions of property are subjective and the descriptions herein are given in good faith as an opinion and not as a statement of fact.