NO. 1 OSBORNE TERRACE, HAYMARKET, EDINBURGH, EH12 5HG

Office space To Let in Edinburgh

- Open plan office accommodation
- Rent inclusive of generous on-site, secure car parking
- Highly prominent main arterial route
- 4,600 sqft

Last suite remaining
Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members’ names. October 2015

1. **Important Notice**

The available suite offers open plan accommodation with some partitioning in place through a glazed communal entrance facing Osborne Terrace.

Location

The Haymarket district of Edinburgh is situated approximately one mile to the west of the city centre and is a thriving commercial area. With the proposed plans for the redevelopment of the former Haymarket Goods Yard, the improvements to the public transport infrastructure and Haymarket Railway Station providing a main transport hub, the area remains a prime Edinburgh business location. Principal occupiers within the immediate vicinity of the subjects include: Scottish Enterprise, The Convention of Scottish Local Authorities, PKF and Tesco Bank. Occupiers in the building include: Ingeous, Soil Association, Salus, The Shaw Trust, Turner Townsend and Care and Repair.

No 1 Osborne Terrace occupies a prominent corner position on the main arterial route heading west from the city centre. Numerous bus routes pass immediately outside the subjects and Haymarket Railway Station is less than five minutes walk. The Edinburgh tram route is due to pass within close proximity to the subjects, with a tram stop at Haymarket.

Description

No 1 Osborne Terrace is arranged over ground and three upper floors and is accessed through a glazed communal entrance facing Osborne Terrace. The available office accommodation is situated on the 3rd floor.

The available suite offers open plan accommodation with some partitioning in place for meeting rooms, private offices and dedicated kitchen facilities.

The specification includes the following:

- Perimeter trunking for ease of cable management
- Suspended ceiling with recessed fluorescent lights
- Lift access to all floors
- Gas fired central heating system
- Male, female & disabled WC facilities
- Secure entry phone system to the building
- Secure car parking to the rear of the building

**Energy Performance Certificate**

The EPC rating is "D".

**Accommodation**

The suites have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Basis.

<table>
<thead>
<tr>
<th>Space Available</th>
<th>Area (Sq.m.)</th>
<th>Area (Sq.ft.)</th>
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<tbody>
<tr>
<td>Suite 3A</td>
<td>427.35</td>
<td>4,600</td>
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**Car Parking Spaces:** 12

**Lease Terms**

The accommodation is available To Let on flexible Full Repairing & Insuring Terms. Consideration will be given to leases from twelve months and upwards.

The accommodation may be let on all inclusive terms which would include rent, rates, service charge and suite running costs.

Rent is inclusive of generous on-site secure car parking.

Further information is available on request from the joint letting agent.

**Rateable Value**

The accommodation will require to be reassessed for rates upon occupation.

**Interested parties should contact the local Assessor’s Office for further information.**

**Legal Costs**

Each party will be responsible for their own legal costs incurred for Land and Buildings Transaction Tax, Registration Dues and any VAT thereon.

**VAT**

VAT will be payable on the rent and all other charges associated with occupation at the prevailing rate.

**Viewing and Offers**

For further information or to arrange a viewing, please contact the joint selling agents:

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**ARCHITECTURAL DESIGN & REFURBISHMENT**

**Knight Frank**

**CuthbertWhite Ltd**

**To airport and Motorway network**

**MISREPRESENTATION ACT**

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4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

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