

To Let




1,582 sq ft / 147 sq m



PLAY VIDEO



**Ground Floor,
West Point House,
69 North Gyle Terrace,
Edinburgh, EH12 8JY**

-  3 dedicated car parking spaces
-  Open plan
-  Prominent location and signage opportunities

DEVELOPMENT | AGENCY | INVESTMENT | ACQUISITION | ASSET MANAGEMENT

LOCATION

West Point House is situated on Maybury Road and Glasgow Road junction and is supported by excellent transport links. These include bus stops on both North Gyle Terrace and Glasgow Road, the Gyle Centre tram halt, Edinburgh Gateway and South Gyle train stations. There are three dedicated parking spaces with the suite and unrestricted parking on North Gyle Terrace.

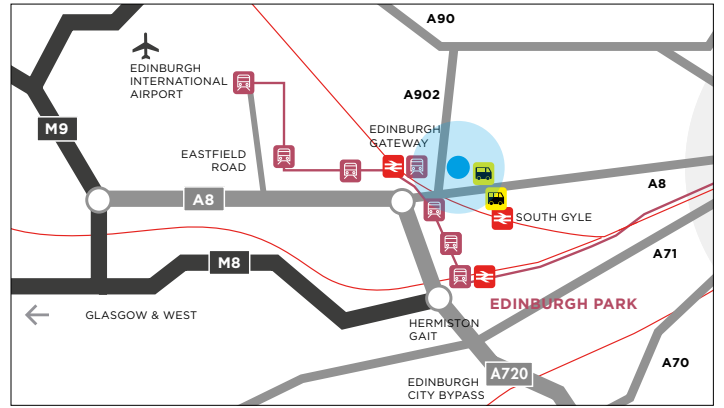
The Gyle shopping centre is a 10 minute walk from West Point House, which is host to shops such as M&S, Boots, River Island and Monsoon. Notable neighbouring occupiers include, The British Red Cross (within West Point House), J.P. Morgan, BT, Diageo and Aegon.

DESCRIPTION

West Point House is a modern office building and provides open plan office accommodation with good levels of natural daylight.

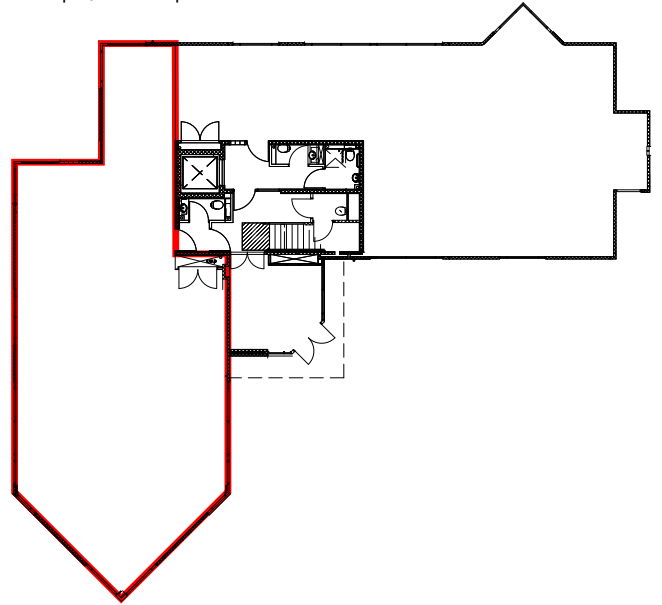
The premises benefits from:

- Male, female and disabled WCs
- Passenger lift
- Reception with door entry system
- Raised floor
- Suspended ceiling
- Self-contained tea prep facilities
- Extensive storage
- Double glazed opening windows
- VRV air heating/cooling system
- 3 dedicated car parking spaces



ACCOMMODATION

The ground floor has a net internal area of 1,582 sq ft/ 147 sq m.





LEASE TERMS

The suite is available to let on a Full Repairing and Insuring basis on lease terms to be agreed.

SERVICE CHARGE

A service charge is applicable and details are available on request.

VAT

VAT is payable on all outgoings related to the occupation of the building.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises currently has a rateable value of £19,300.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

ENTRY

The suite is available immediately.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

EPC

The property has an EPC rating of D.

VIEWING & FURTHER INFORMATION

It is anticipated that block viewings will be organised. For more information please contact:

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