



# TO LET

## LONDON ROAD STUDIOS

3 ROYAL TERRACE GARDENS, EDINBURGH  
SELF CONTAINED 1-6 PERSON OFFICE





### London Road Studio

London Road Studio is prominently situated on the junction of Easter Road and London Road, providing contemporary office accommodation for 1 – 6 desks.

The property is located a mile East of the city-centre, close to Holyrood Palace, Holyrood Park and the Scottish Parliament. Waverley train station is a ten minute walk away and there are several bus links that stop immediately outside the property serving not only the city centre but also East Lothian and the Borders.

London Road and Easter Road both have a wide range of bars, shops, restaurants and cafés.

The accommodation has undergone extensive refurbishment and offers light contemporary office/studio space, with substantial floor to ceiling height and feature skylights.

*The self contained space would suit a creative organisation or team requiring a creative environment.*

### The Specification

The studio benefits from the following:

- Fast broadband
- Exposed timber beams
- Stunning feature lighting
- Integrated electric heating system
- Contemporary design throughout
- Bike storage & garden

### Rates

Rateable Value is below £15,000, thereby offering tenants (subject to satisfying the appropriate criteria) the benefit of 100% rates relief through the Small Business Rates Relief Scheme. Further details can be found at <http://business.scotland.gov.uk/view/guide/business-rates-relief>

### Legal Costs

Occupation of the space will be by way of a simple 'Licence to Occupy' saving on legal costs and time.

### Deposit

A 3 month deposit will be held and returned on confirmation of rental payments being met and the studios being returned after the tenancy in the same condition as they were received in.

### VAT

VAT will not be payable on the rent

### Contact

To organise a viewing or for more information please contact:

Sara Dudgeon

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