

TO LET

OPEN PLAN OFFICE SUITES



SUITES A1 & A2
350 LANARK ROAD WEST,
CURRIE, EDINBURGH, EH14 5RR

95.52 SQ M (1,028 SQ FT) & 95.71 SQ M (1,030 SQ FT)

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH14 5RR

OPEN PLAN OFFICE SUITES

SUITES A1 & A2

350 LANARK ROAD WEST

LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre. Currie is situated 7 miles to the South-West of the City Centre.

The subjects are situated on Lanark Road West the principle arterial route from Currie to the City Centre. The surrounding area comprises a mixture of residential housing and small retail and commercial premises.

DESCRIPTION

The subjects, which are accessed via a pend from Lanark Road West comprise two ground floor office suites within a two-storey building with residential flats on the first floor.

The suites are accessed via a dedicated lobby for both suites from the communal courtyard which is shared with the flats on the first floor.

Internally the suites provide open plan accommodation that has been partitioned to create individual offices/meeting rooms/staff breakout/tea-prep and storage space.

The suites benefit from a specification including: -

- Suspended ceiling with integrated fluorescent lighting.
- Power & telecommunications via perimeter trunking.
- Gas fired central heating.
- Double glazed windows.
- Communal WC facilities shared between the two suites.
- 3 car parking spaces per suite.

ACCOMMODATION

The units provide the following approximate net internal areas: -

SUITE	SQ M	SQ FT
A1	95.71	1,030
A2	99.70	1,028

ENTRY

Entry will be upon conclusion of formal legal missives.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the suites are available on request.

RENT/LEASE TERMS

The subjects are available to let on new full repairing and insuring leases individually or jointly. For further information on lease terms and quoting rent, please contact the sole agents.

RATEABLE VALUE

The suites will require to be assessed for rates on occupation.

VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact either: -

Niall Burns:
D/L: 0131 315 0029
E-mail: niall@burnsandshaw.co.uk

Adam Shaw:
D/L: 0131 315 0382
E-mail: adam@burnsandshaw.co.uk

