

TO LET

SELF CONTAINED OFFICE



17A MAIN STREET BALERNO, EDINBURGH

53.47 SQ M (575 SQ FT),

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH14 7EQ

SELF CONTAINED OFFICE

17A MAIN STREET

BALERNO

LOCATION

Edinburgh with a resident population of approximately 500,000 is both the Capital City and Scotland's administrative and judicial centre.

Balerno a suburb of the City is situated 8 miles to the South-West of the City Centre.

The subjects are located on Balerno Main Street in close proximity to Scotmid and Dean Park Primary School.

DESCRIPTION

The subjects, comprise part ground and first floors within a two - storey building with a dedicated front door.

Internally the premises have been partitioned to create individual offices/meeting rooms/staff breakout/tea-prep and storage space.

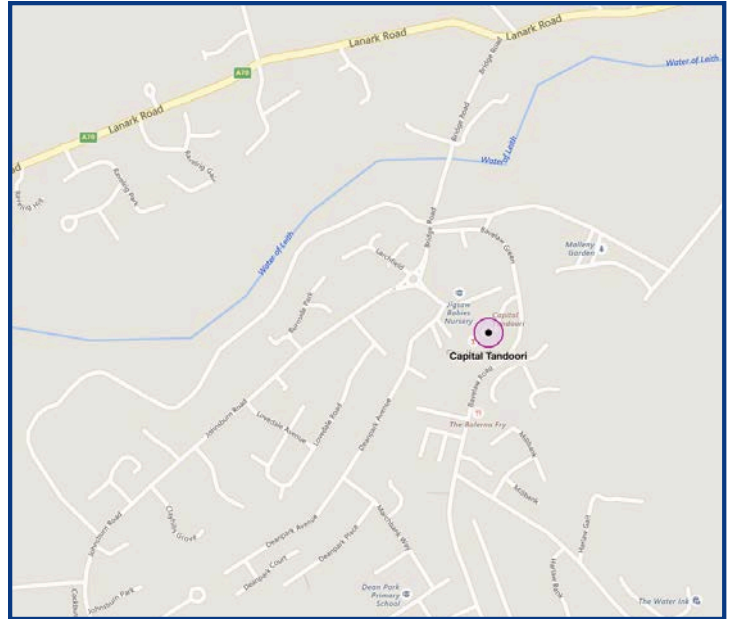
The suites benefit from a specification including: -

- Suspended ceiling with surface mounted fluorescent lighting.
- Power & telecommunications via wall mounted sockets.
- Double glazed windows.
- Tea-prep & WC facilities.

ACCOMMODATION

The premises provide the following approximate net internal areas: -

	SQ M	SQ FT
Ground Floor Offices	15.32	165
Reception	10.73	116
Ground Floor Storage	1.71	18
1st Floor Offices	21.67	233
Kitchen	4.04	43
Total	53.47	575



ENTRY

Entry will be upon conclusion of formal legal missives.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) for the premises is available on request.

RENT/LEASE TERMS

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

RATEABLE VALUE

The Scottish Assessors Association web-site shows the premises are entered in the valuation roll as follows.

Description - Office
Rateable Value - £6,300

VIEWING AND FURTHER INFORMATION

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

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