

TO LET

BUSINESS PREMISES

162.44 SQ M (1,748 SQ FT)

149-153 COWGATE, EDINBURGH, EH1 1JS

B&S

Burns & Shaw
Property Consultants

0131 315 0029



BUSINESS PREMISES

149-153 COWGATE, EDINBURGH, EH1 1JS

Location

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

The subjects are situated in close proximity to the City Centre within Edinburgh's traditional Old Town district on the South side of the Cowgate at its junction with Guthrie Street.

The surrounding area comprises a mixture of student halls, residential and commercial premises.

Description

The subjects comprise part ground and mezzanine floor of a mixed five and seven storey building with the upper floors forming part of a university hall of residence.

Internally the premises provide open plan accommodation over both ground and mezzanine floors that has been partitioned to create individual cellular offices/meeting rooms, tea-prep and storage space.

The suites benefit from a specification including: -

- Electric storage heaters.
- Power & telecommunications via wall mounted sockets.
- Double glazed windows.
- Dedicated WC facilities.
- Shower.

Accommodation

The subjects provide the following approximate net internal areas:-

	SQ M	SQ FT
Ground Floor Offices	91.49	985
Ground Floor Tea-Prep	3.26	35
Mezzanine Offices	51.76	557
Mezzanine Store	15.93	171
TOTAL	162.44	1,748

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 a term to be agreed. For further information on lease terms and quoting rent, please contact the sole agents.

Rateable Value

The Scottish Assessors Association Portal shows the premises having a rateable value of £22,600.

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

