TO LET

REFURBISHED SELF CONTAINED
GROUND FLOOR OFFICE

21A MAIN STREET
BALERNO

30.4 SQ M (328 SQ FT)

B&S
Burns & Shaw
Property Consultants
0131 315 0029

SAT NAV:
EH14 7EQ

REFURBISHED SELF CONTAINED GROUND FLOOR OFFICE

21A MAIN STREET
BALERNO

LOCATION

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

Balerno is a suburb of Edinburgh situated approximately 8 miles south-west of the City Centre near Currie and Juniper Green.

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

DESCRIPTION

The premises comprise the ground floor of a two- storey building of traditional sandstone construction under a pitched slate roof. Internally the subjects provide refurbished open plan office space benefitting from a specification including: -

- Surface Mounted LED Lighting.
- Perimeter Trunking.
- Tea-Prep & WC Facilities.
- Own Front Door.

ACCOMMODATION

The premises provide the following accommodation:

	SQ M	SQ FT
Office	29.51	318
Tea-Prep	0.89	10
Total	**30.4**	**328**

LEASE TERMS

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

DATE OF ENTRY

The date of entry will be on conclusion of legal missives.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction with the ingoing Tenant being responsible for Land & Buildings Transaction Tax, registration dues and any VAT thereon.

VAT

VAT will be payable on any rent, service charge etc.

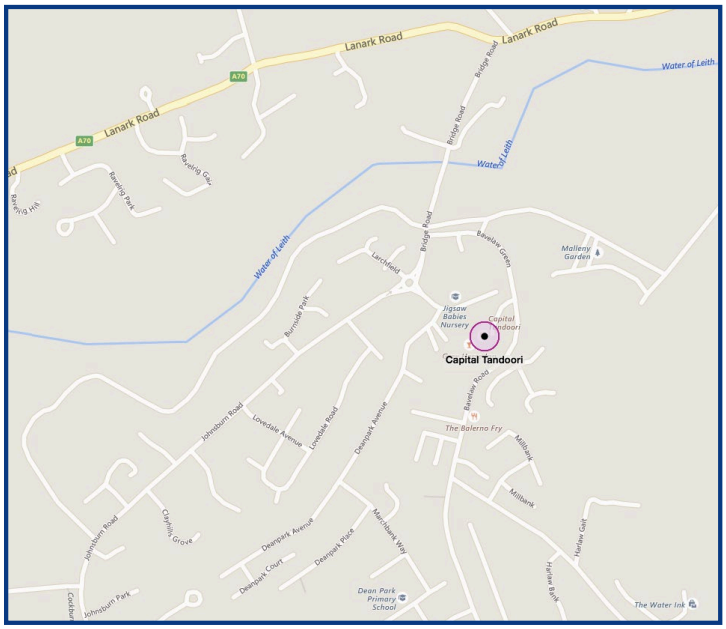
VIEWING AND FURTHER INFORMATION

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

B&S
Burns & Shaw
Property Consultants

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



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