

# TO LET/FOR SALE

## OPEN PLAN OFFICE WITH CAR PARKING

219.38 SQ M (2,360 SQ FT)

20 HOPETOUN STREET, EDINBURGH, EH7 4GH

# B&S

**Burns & Shaw**  
Property Consultants

**0131 315 0029**



# OPEN PLAN OFFICE WITH CAR PARKING

## 20 HOPETOUN STREET, EDINBURGH, EH7 4GH

### Location

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

Hopetoun Street is located to the north of Edinburgh City Centre approximately one mile from Waverley Station and is in close proximity to Leith Walk. The subjects are situated close to Hopetoun Streets junction with Annandale Street.

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

### Description

The subjects comprise a self-contained office suite on the rear ground floor within a six storey building of steel framed construction.

Internally the premises provide open plan accommodation which have been partitioned to create meeting rooms, comms room and store rooms.

The suite benefit from a specification including: -

- Suspended ceiling with Cat 2 lighting.
- Power & telecommunications via dado perimeter trunking.
- Gas fired central heating.
- Double glazed windows.
- Dedicated WC facilities.
- Shower Facility.
- Tea-Prep
- Comfort cooling within the comms room.
- 3 dedicated car parking spaces.

### Accommodation

The premises provide the following approximate net internal areas:-

	SQ M	SQ FT
Offices	195.98	2,109
Tea-Prep	6.83	73
Comms Room & Store	16.57	73
<b>TOTAL</b>	<b>219.38</b>	<b>2,360</b>

### 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/Price

The subjects are available to let on a new full repairing and insuring lease for a term to be agreed. Alternatively our client will consider selling their heritable interest. For further information on lease terms, quoting rent and asking price, please contact the sole agents.

### Rateable Value

The Scottish Assessors Association Portal shows the premises having a rateable value of £30,900.

### 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](mailto:niall@burnsandshaw.co.uk)

