

Contemporary, self contained, open plan office with mezzanine

To Let

The TUN,
Holyrood Road, Edinburgh

Ground Floor

1,828 sq ft (169.8 sq m)

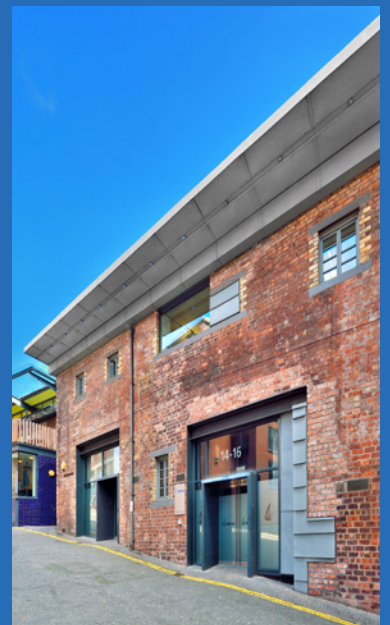
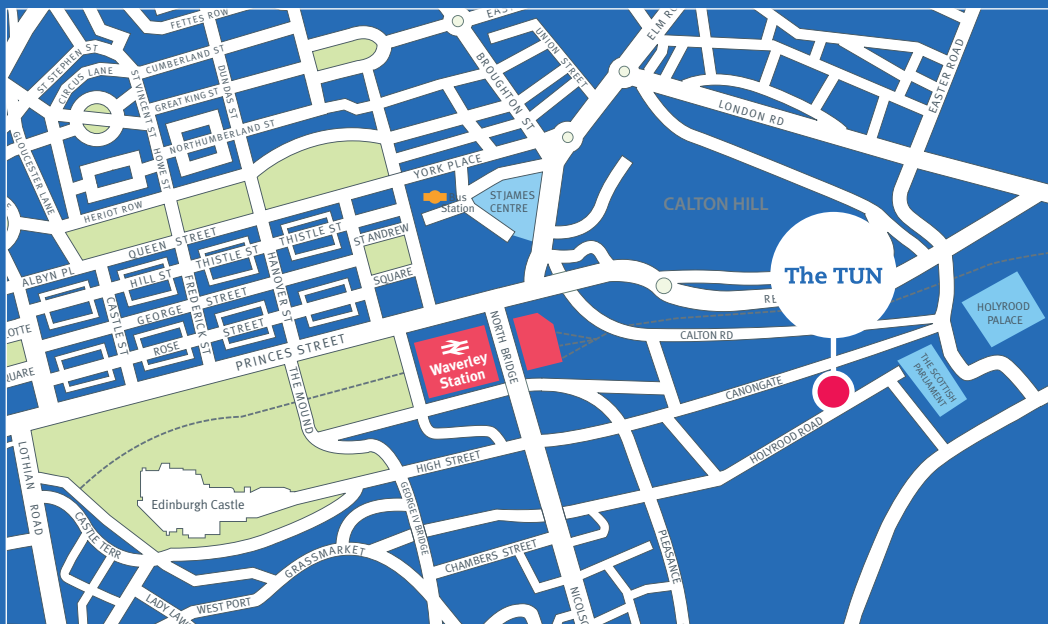


Location

Holyrood is a vibrant area of Edinburgh situated on the immediate outskirts of the core city centre. The area has seen much regeneration in recent years, becoming the permanent home for the Scottish Parliament in 2005. It is an established office district in its own right with prestigious occupiers in the immediate vicinity including; Citigroup, The Royal Pharmaceutical Society of Scotland, Intersystems and the BBC.

The Tun building itself is a superb example of the regeneration of an existing building, coupled with striking contemporary modern architecture.

The building is situated opposite Holyrood Park with excellent views of Arthur's Seat, within easy walking distance of up to 50 bus routes and less than 10 minutes walk from Waverley Rail Station and Princes Street. The area is well served by amenities including Starbucks, Hemma, Pizza Express, Foodies at Holyrood, Tesco Express and The MacDonald Hotel with Health Club.



Description

The available suite comprises a self contained ground floor office of unique design which benefits from a mezzanine level and basement storage.

Access is taken from Jacksons Entry with two separate entrance doors provided directly into the space from street level.

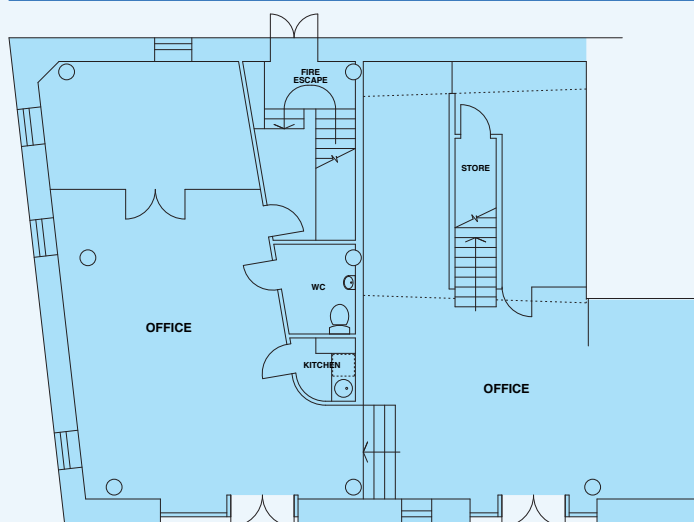
Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition). The net internal floor area is as follows;

FLOOR	SQ M	SQ FT
Ground Floor, Mezzanine & Storage	169.8	1,828

Measurements taken in accordance with IPMS 3 can be provided upon request.

Ground Floor Indicative Layout Plans



Specification

- Flexible floor plate
- High quality finishes and design
- Disabled WC at ground level with further male and female toilets at lower ground floor level
- Secure bike racks

Lease Terms

The suite is available on a new Full Repairing and Insuring Lease.

All occupational costs will be subject to VAT.

Rateable Value

The rateable value for the ground floor suite is £31,900. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

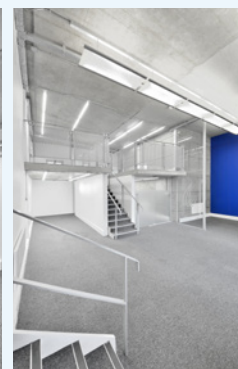
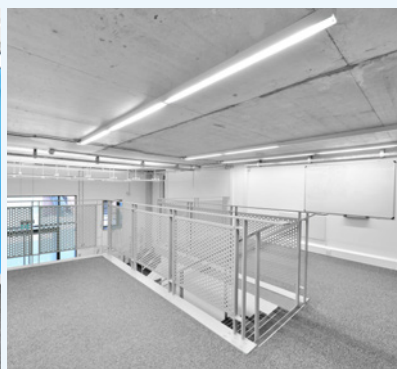
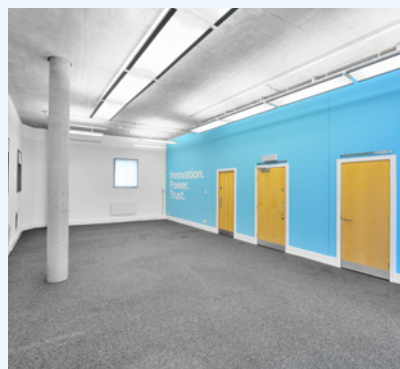
All figures quoted are exclusive of VAT.

Entry

Upon conclusion of Scottish legal missives.

Energy Performance Certificate

The EPC rating of the suite is E+, details can be provided upon request.



Viewing and Further Information

Further information and arrangements for viewings can be obtained by contacting the sole letting agents.

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