

# 600 GORGIE ROAD, EDINBURGH, EH11 3XP

## Office space To Let in Edinburgh

- Suite of 4,200 sq ft
- Modern three storey open plan office accommodation
- Located on main arterial route to and from Edinburgh city centre
- Excellent staff amenity nearby
- Open plan office accommodation
- Flexible lease terms available
- Available for immediate entry



Rental and service charge from £10.00 sq ft



# 600 GORGIE ROAD, EDINBURGH

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## Location

600 Gorgie Road is located on the north side of Gorgie Road at the junction of Stenhouse Drive. The subjects are located approximately 2.4 miles west of Edinburgh city centre and approximately 2 miles east of the city by-pass and the M8 Motorway.

Gorgie Road (A71) is one of the main arterial routes in and out of Edinburgh city centre and provides excellent transport links. There are numerous bus routes within the locale and Slateford Railway Station is situated approximately half a mile to the south.

The surrounding area is of mixed use, with a number of residential dwellings and established commercial uses nearby. The local area provides a wide range of amenities including pubs, shops and leisure facilities. In addition, a number of large superstores are located within the vicinity.

Surrounding commercial occupiers situated in close proximity to the subjects include: The City of Edinburgh Council, Lothian Valuation Joint Board, Morris & Spottiswood and NHS Lothian.

## Description

The subjects comprise a three storey modern, open plan office building.

Constructed in 1992, the building provides open plan office accommodation arranged over ground, first and second floors. The subjects are located on a large corner site which provides extensive private car parking, with a small area of landscaping to the front.

Internally, the property is accessed from the southwest elevation and provides access to all floors. In addition, a second service core is provided to maximise flexibility.

The subject suite provides refurbished, open plan office accommodation of 4,200 sq ft and benefits from the a specification including:

- Fully raised access flooring
- Suspended ceiling with integral low glare fluorescent lighting
- Air conditioning
- Gas fired central heating
- Two service cores each with 8-person passenger lift
- Male, female and disabled WC

## Energy Performance Certificate

600 Gorgie Road has an EPC rating of D+.

## Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (6th Edition) and have calculated the following net internal areas:

Floor	Sq m	Sq ft
Ground	Let – Pure Gym	
First	Let – Pure Gym	
Second: East Wing	Let – Garvald Edinburgh	
Second: West Wing	390.18	4,200

84 private car parking spaces – 1 space per 37 sq m (398 sq ft)

Generous on and off site car parking available.

## Lease Terms

The subjects are available to let on new Full Repairing & Insuring Lease terms for a period to be agreed.

Further information relating to rental is available on request.

## Rateable Value

The accommodation will have to be reassessed for rates upon occupation.

All interested parties should contact the Assessors Office for further information.

## Entry

The subjects are available to occupy immediately, subject to concluding Missives.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing tenant responsible for LBTT, Registration Dues and any VAT thereon.

## VAT

VAT will be payable on the rent and all other charges associated with occupation at the prevailing rate.

## Viewing & Further Information

Viewing of the property and any further information can be provided by the joint letting agents



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