

DM HALL

To Let

Office



Vantage Point
First floor suite
24 St. John's Road
Edinburgh
EH12 6NZ

188.11 SQ M
2,025 SQ FT

Property Details

- Modern, high quality office suite
- Dedicated off street parking
- Prominent location

LOCATION:

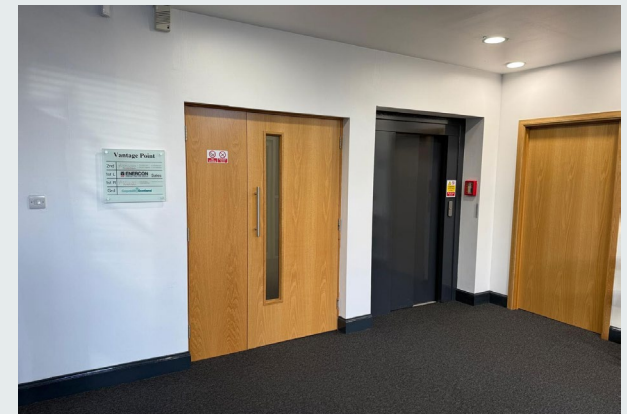
The subjects are situated at 24 St. Johns Road, Corstorphine, 3 miles West of the city centre. The subjects benefit from having excellent transport links and close proximity to the City Bypass and M8.

The property is surrounded by national and independent businesses, including Costa Coffee and Boots, with neighbouring tenants Vermillion and Capability Scotland within Vantage Point.

DESCRIPTION:

Vantage Point is a modern office building, providing bright and spacious office accommodation. The property benefits from the following specification:

- Existing fit out with glazed partitioning
- 8-person lift
- Raised access floor
- Floor boxes with data/power points
- LED lighting
- Air conditioning system
- Secure door entry system
- Tea prep facilities with integrated appliances
- Dedicated parking



Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis as follows:

FLOOR	SQ M	SQ FT
First Floor	188.11	2,025

LEASE TERMS:

The suite is available on a Full Repairing and Insuring basis at a rent of £42,500 per annum.

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The suite has a D rating.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects have a Rateable Value of £26,300 per annum.

LEGAL COSTS:

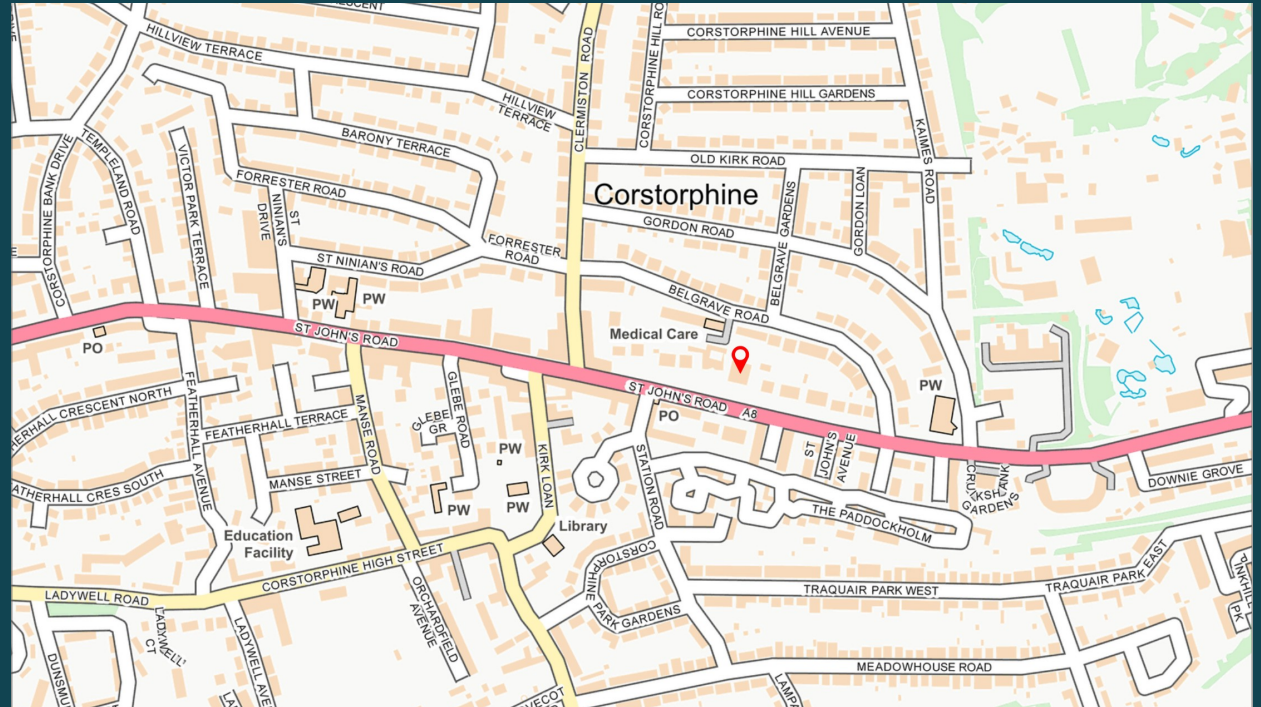
Each party will be responsible for paying their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT which is be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole letting agents:-



Make an enquiry

Ian Davidson MRICS

Harry Pattullo MSc

DM Hall Commercial
17 Corstorphine Road
Murrayburgh House
Edinburgh, EH12 6DD

0131 624 6130

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