

# TO LET

## SELF CONTAINED OFFICE PREMISES

Located in the Meadowbank district of  
Edinburgh

Offers over £30,000 per annum

Highly prominent corner unit benefiting  
from excellent exposure

Premises extends to 232.81sqm  
(2,506sqft)

Situated in bustling mixed-use  
neighbourhood

Suitable for a variety of uses subject to  
the appropriate planning consents



WHAT 3 WORDS



1 MEADOWBANK PLACE, EDINBURGH, EH8 7AW

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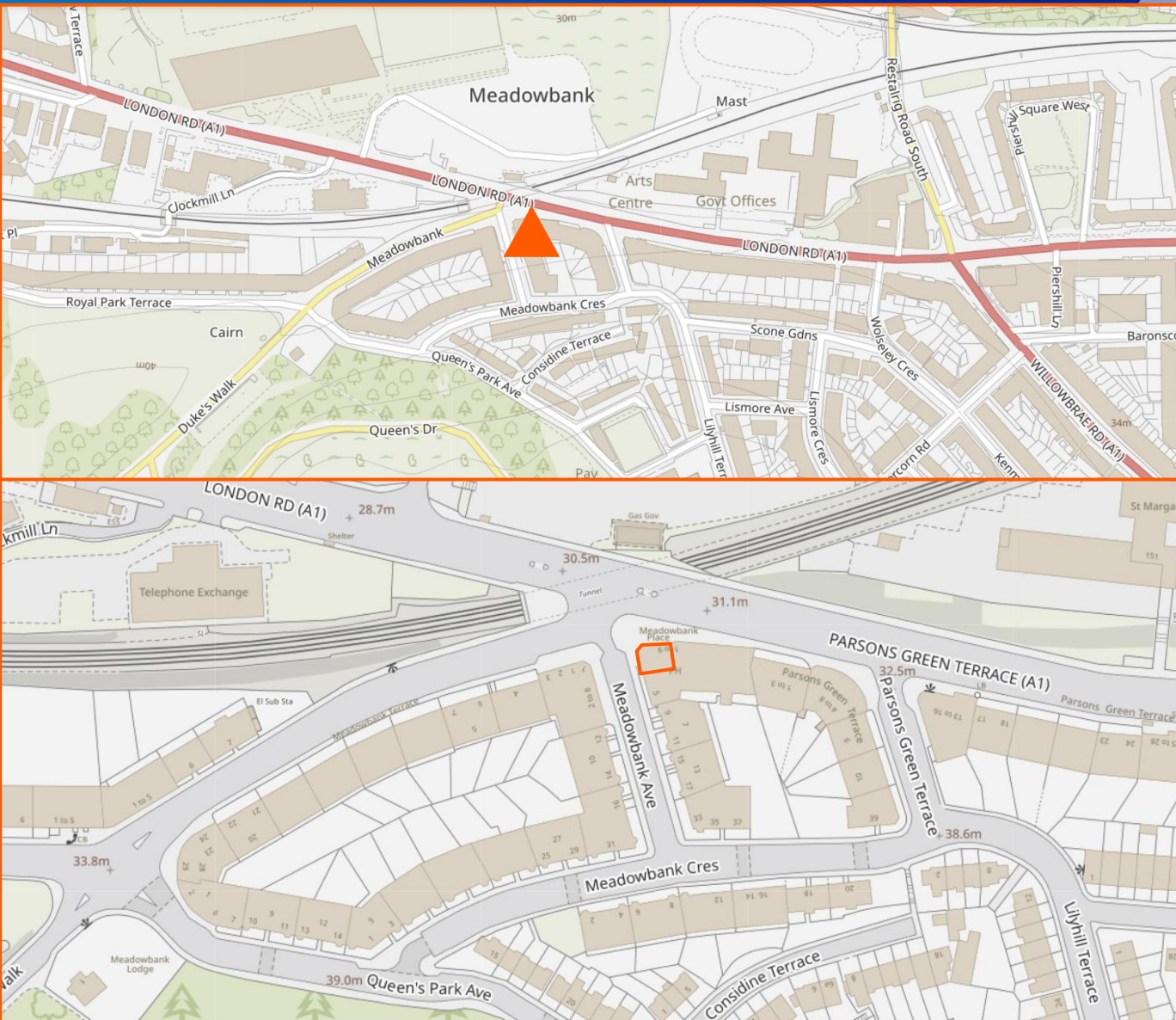






# Location

1 MEADOWBANK PLACE, EDINBURGH, EH8 7AW



## Location

The property is positioned on a highly prominent corner position on the west side of Meadowbank Place at the corner with Meadowbank Avenue and Meadowbank Terrace.

The subject is situated approximately 1 mile east of the city centre within the Meadowbank district of Edinburgh. Meadowbank Place forms part of the main throughfare known as London Road (A1). London Road serves as a vital east-west corridor connecting the city centre to the East Lothian. The property location benefits from an extensive bus network for Edinburgh City Centre and is also the main arterial route for the East Lothian bus operators.

The premises is situated within a mixed-use neighbourhood comprising of students, young professionals and families. The nearby occupiers include Bliss House Coffee, Meadowbank Clinic and Taylor Made For Style, as well as the multi-purpose sports facility, Meadowbank Sports Centre, which is situated opposite the property.

The immediate surrounding area is about to undergo a dramatic transformation within the next couple of years that will see the development of 190 student flats. The new development will bring exciting opportunities to the area, for further information, please visit the Edinburgh City Council Planning Portal (ref no.20/05625/PAN).

**Leasehold opportunity available within the Meadowbank district**



VIRTUAL TOUR



# Description

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## Description

The subject comprises of an office premises arranged over the ground, mezzanine and basement floors of a four-storey & basement traditional stone-built corner tenement. The property benefits from a return frontage, which encourages significant exposure for vehicular passing traffic and pedestrians as well as offering excellent branding opportunities.

Internally, the accommodation comprises of a bright open space, currently utilised as an office. The layout of the office enables collaborative working as well as dedicated break-out and meeting room spaces. The property benefits from two entrances accessed from Meadowbank Place and Meadowbank Avenue. There is further storage space in the basement.

The subject configuration encourages scope for various retail, professional services, café or leisure uses, subject to obtaining necessary planning consent.

## Accommodation

Size	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	135.10	1,454
Mezzanine	36.10	389
Basement	61.62	663
<b>TOTAL</b>	<b>232.81</b>	<b>2,506</b>

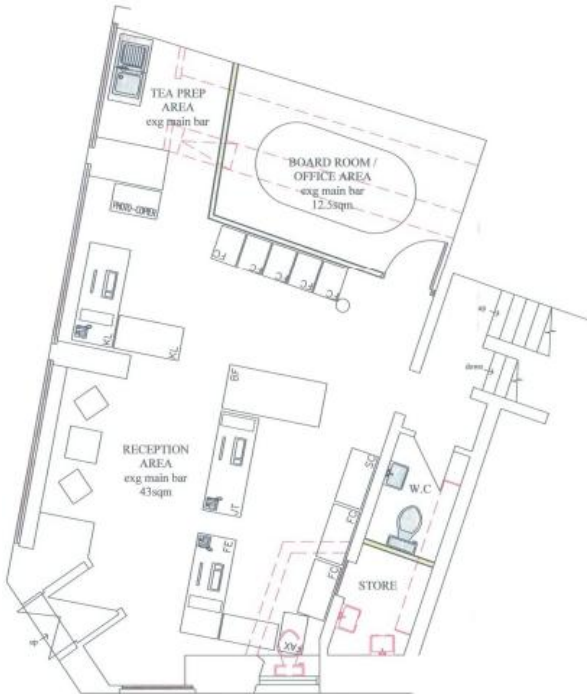
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



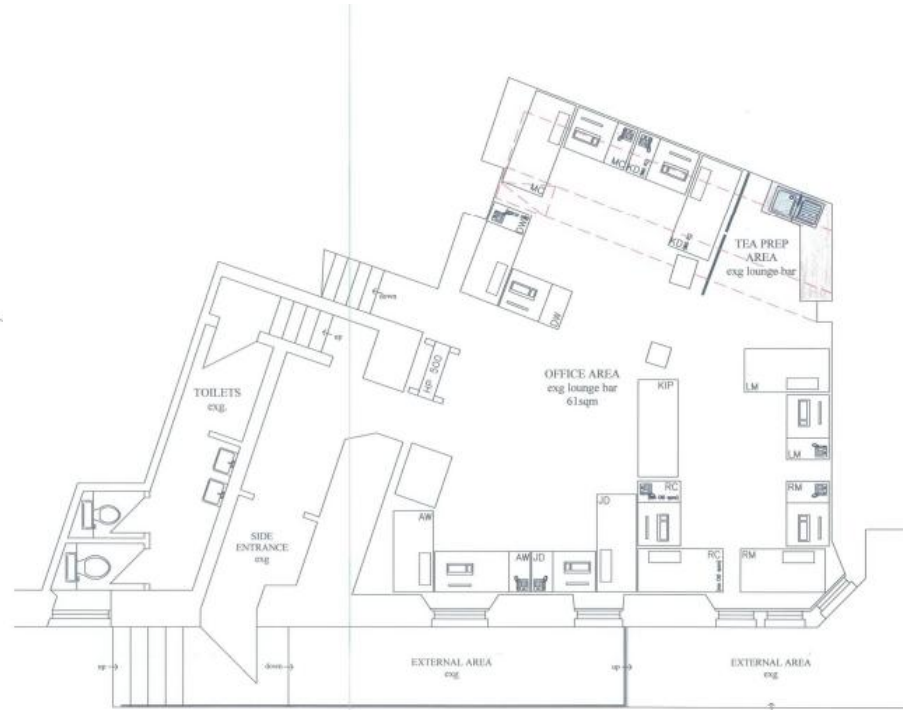


# Floor Plans

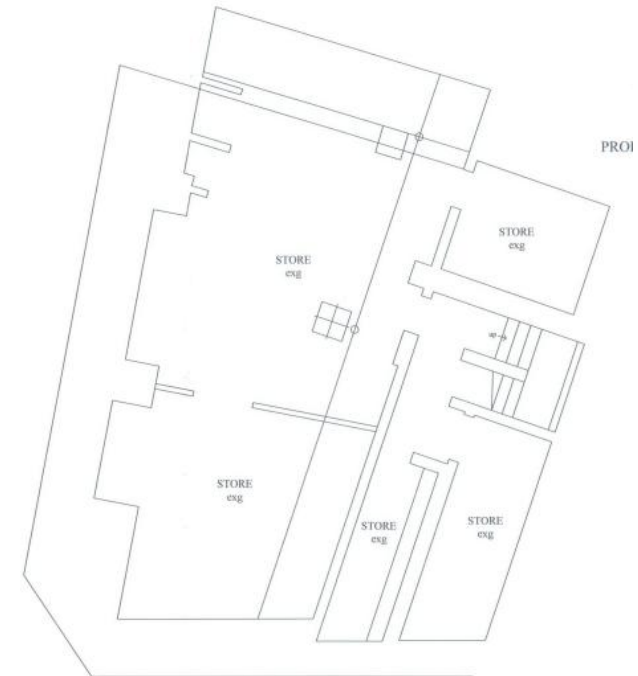
1 MEADOWBANK PLACE, EDINBURGH, EH8 7AW



Ground Floor 1



Ground Floor 2



Basement



## Lease

Offers over £30,000 per annum.

## Rateable Value

The subjects are entered in the current Valuation Roll at a rateable value of £13,900.

Please note, a new tenant or occupier of a property has a right to appeal this rateable value within 4 months of the beginning of the tenancy agreement and this property may also be applicable for small business rates relief.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs in the documentation of this transaction; however, the owner/occupier will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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