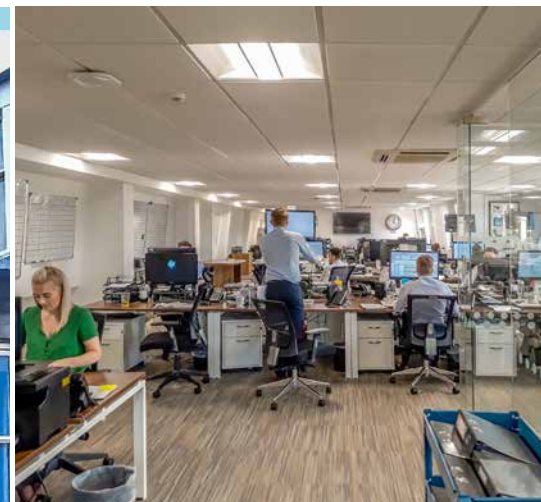


To Let

Open Plan Office

2,242 sq ft (209 sq m)

Ardmore House



- > Top floor open plan office
- > Situated within the heart of the golden rectangle
- > Secure parking available

Ardmore House

Location

Ardmore House occupies a prime position within the heart of Edinburgh's Golden Rectangle, situated on the south side of George Street between Hanover Street and Frederick Street.

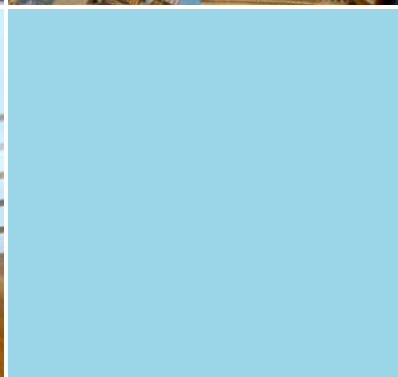
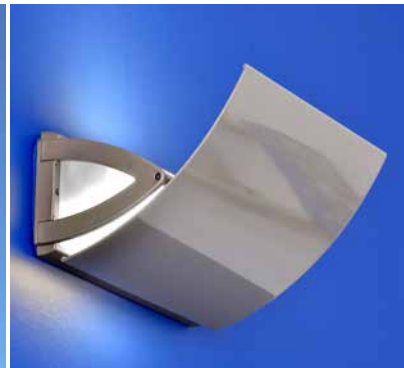
The building is highly accessible and is situated close to Waverley Station, Edinburgh's main railway station, St Andrew Square bus station and there are ample bus routes along George Street and Princes Street. The area will soon be further enhanced with the introduction of the tram and a tram halt will be located close by on Princes Street.

George Street remains the most popular location for office occupiers principally due to the large range of amenities and facilities in the locality. The immediate vicinity provides plenty retail, pub, restaurants and leisure facilities for staff.

Description

Ardmore House comprises a modern open plan office building arranged over 6 floors behind a period façade. The available accommodation has been comprehensively refurbished and the last remaining suite is located on the 4th floor and provides attractive accommodation which benefits from the following specification:-

- Attractive office fit-out
- Comfort cooling
- Suspended ceiling with LG7 lighting
- Perimeter trunking system
- Cat 5e network cabling
- Door entry security system
- Shower facilities
- Male and female toilets on every level
- Full lift access
- Excellent natural daylight throughout



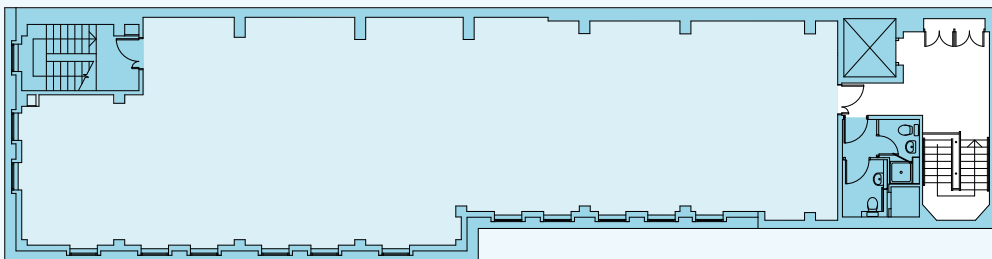


Ardmore House

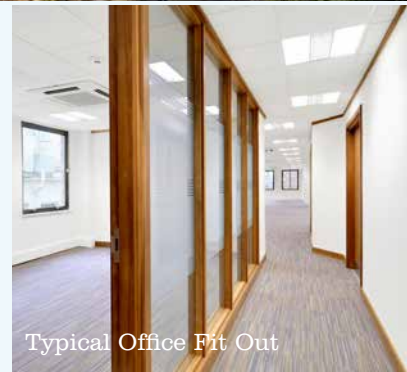
Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following approximate net internal area:-

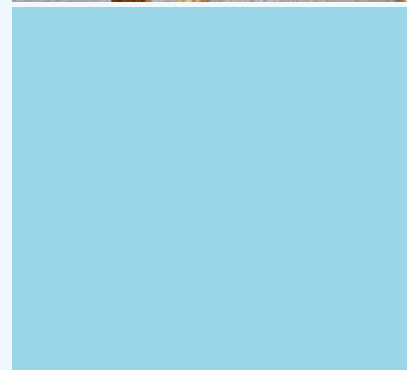
2,242 sq ft (209 sq m)



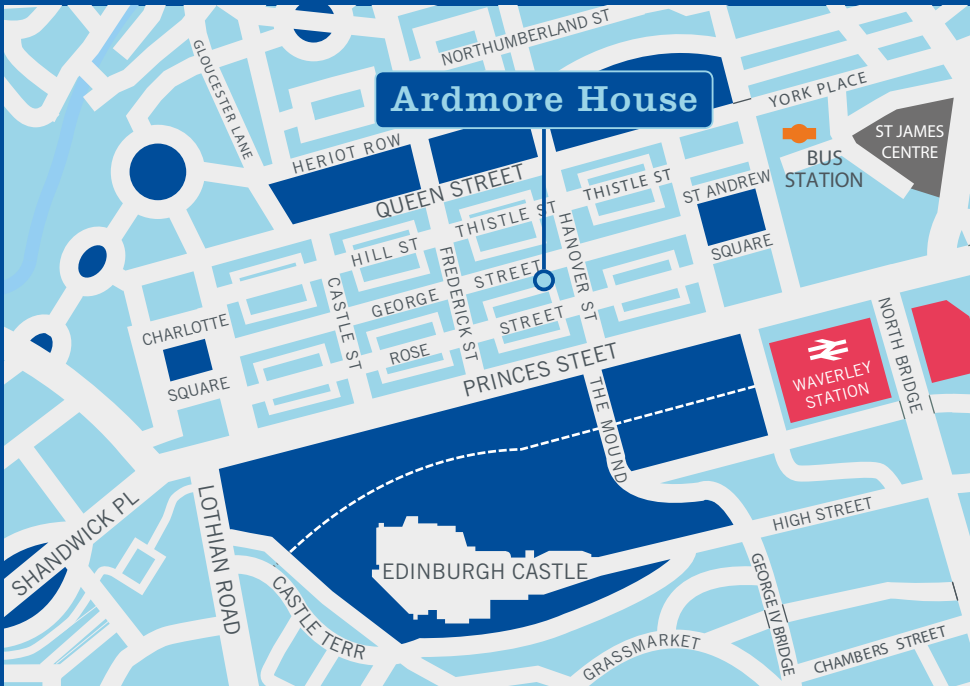
► Fourth floor (2,242 sq ft (209 sq m))



Typical Office Fit Out



Typical Refurbishment Specification



Rateable Value

The Scottish Assessors website lists the following entry in the valuation role:

Fourth Floor - RV: £40,500

The current commercial rate poundage (2019/2020) is 49p excluding water and sewage which are levied separately.

Energy Performance Certificate

The Energy Performance rating for the property is E+.

Lease Terms

The office is available for assignation until 2/10/2020 at the passing rent of £47,082 per annum.

Legal Costs

Each party shall be responsible for their own legal costs incurred with this transaction, however, in the normal manner, the ingoing tenant will be liable for the cost of registering the lease together with any Stamp Duty Land Tax and VAT thereon.

Further Information & Viewing Arrangements

Viewing is highly recommended by appointment through the sole letting agents:

Geoff Scott

Lambert Smith Hampton

33 Castle Street, Edinburgh EH2 3DN

e: GScott@lsh.co.uk

**Lambert
Smith
Hampton**

0131 226 0333

www.lsh.co.uk

Disclaimer

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of the Agents has any authority to make or give representation or warranty whatever in relation to this property. August 2019