

**Rosebery  
House, 9  
Haymarket  
Terrace,  
EDINBURGH  
EH12 5EZ**

**TO LET**

**Open Plan  
Office Suites**

**Lower Ground  
Floor –  
6,019 sq ft  
(559.18 sq m)**

**2<sup>nd</sup> Floor –  
7,072 sq ft  
(657.0 sq m)**



#### **Location**

Rosebery House is situated in a prominent position on Haymarket Terrace, approximately 1 mile to the west of Edinburgh city centre. The area is an established commercial location, with other occupiers in the vicinity including NHS Scotland, Scottish Enterprise, PKF Accountants, Analog Devices and Stewart Milne Group.

Rosebery House is a multi occupied office building with tenants including Network Rail, Chest Heart & Stroke Scotland, Scottish Youth Parliament and Amnesty International.

The area is well served by public transport, Haymarket mainline rail station is less than 5 minutes walk and there are extensive bus services running past the building. There are also a number of amenities, shops and restaurants together with the Apex Hotel nearby.

#### **Description**

Rosebery House comprises a 1970's office building, constructed over lower ground, ground and three upper floors. The common areas have recently been refurbished to provide an attractive entrance to the property. The main specification of the building is as follows:-

- Spacious ground floor reception area, manned during core office hours
- 2 x 8 person passenger lifts
- Male & female toilets at all levels
- Shower facilities at all levels
- Perimeter trunking
- Suspended ceilings incorporating CAT 2 Lighting
- Gas central heating supplemented by mechanical ventilation system
- Double glazed windows
- CCTV System
- Generous secured car parking

The subject accommodation is situated on the lower ground and 2<sup>nd</sup> floors. Both suites are predominantly open plan with some meeting rooms created. There is also a staff breakout/kitchen area at 2<sup>nd</sup> floor. While it can be let in existing condition, our clients may consider undertaking refurbishment works to an incoming occupiers own specification.

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**CBRE**

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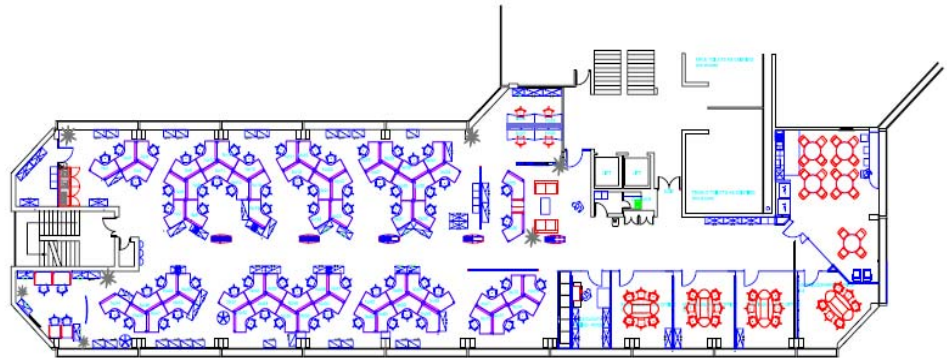
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**Location Plan**



**Indicative 2nd Floor Plan**



**Accommodation**

The subject accommodation comprises the following suites:

	Sq M	Sq Ft
Lower Ground Floor	559.18	6,019
Part Second Floor	657.00	7,072
	1,216.18	13,091

**Terms**

The accommodation is currently held on two separate leases, both expiring in December 2014. Consideration will be given to assignation or sub-let, either

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together or individually. Additionally, if a prospective occupier is seeking a longer lease, the landlord may consider extending the lease term.

Further information regarding passing rent and quoting terms is available from the sole letting agents.

### **Rateable Value**

We understand the suites have the following rateable values:-

Lower Ground Floor – RV £106,750

Part Second Floor – RV £111,500

The current commercial rate poundage for 2011/12 is £0.433

### **Legal Costs**

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

### **Viewing and Further Information**

For further information, or to arrange an inspection, please contact the sole letting agent:

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