



ime DJK Group Ltd
12 Home Street
Edinburgh
EH3 9LY

To Let
£25,000 Per annum

5 Mitchell House Edinburgh, EH6 7BB

(Office Zone 1- Ground Floor) Class 2-Office

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Location

Mitchell Street is located in Leith between Elbe Street and Constitution Street which is the main arterial route connecting Leith, Leith Walk with Edinburgh City Centre. The subjects are less than 2 miles from Princes Street.

Mitchell House is a multi-tenanted serviced office complex located in the trendy Shore area of Edinburgh. Mitchell Street provides a blend of commercial and residential accommodation. Other commercial occupiers locally include the Port of Leith Housing Association headquarters, Cowan & Partners CA, Solicitors offices, the Assembly Rooms and 30 plus cafés, bars and restaurants.

Description

Mitchell House is a five-story former traditional bonded warehouse which has been converted into a modern serviced office complex. The office available is 3020 sq ft. that can accommodate 20—30 workstations, kitchen, reception area, breakout area and boardroom there is everything you need to get your business up and running.

Internally, the subjects are finished to an excellent standard with good natural light providing bright and spacious areas. The offices are equipped to accommodate the latest technology and support office services in innovative and contemporary styling. The offices are fully fitted with cat 5 cabling, superfast Broadband, quality office lighting, air conditioning, central heating and are fully DDA compliant and can be furnished. Ready to move in and do business.

There is a bike store available and free on-street car parking facilities located in the vicinity of Mitchell Street.

Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 3020 sq. Ft

Rent Price

£25,000 per annum. Available to lease on an internal repairing and insuring basis for a term to be agreed.

EPC

The Energy Performance Certificate rating is A+

Utilities

The property is served by mains electricity and water.

There is 24 hour access and shower & kitchen facilities, Disabled Toilets and wheelchair access. Pet friendly, furnished if required, Bike shed and car parking around the area of the building.

The Lease

£25,000 per annum. Available to lease on an internal repairing and insuring basis for a term to be agreed.

Rateable Value

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £12,000. The threshold for full rates relief under the Small Business Bonus Scheme has changed for the financial year 2024/25. For properties with a RV between £12,001 and £15,000 the award is now 25%. The uniform business rate for the current year is £0.498 pence in the pound.

Entry

Upon agreement of a short or long term lease and completion of a formal missive under Scots Law.

Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.

IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.