

**OFFICE**

**ara**

Andrew Reilly Associates

0131 229 9885

**TO LET**

**GROUND FLOOR OFFICE SUITE**

**FEDERATION HOUSE, 222 - 224  
QUEENSFERRY ROAD, EDINBURGH,  
EH4 2BN**

- SELF CONTAINED SUITE IN A MULTI-OCCUPIED BUILDING
- 97.21 SQ M (1,046 SQ FT)
- CAR PARKING WITH EV CHARGING

## Location

Queensferry Road is one of the principal arterial routes into Edinburgh city centre, linking the west end to residential districts in the northwest of the city and ultimately providing connectivity to the Queensferry Crossing via the A90.

Federation House is located in Blackhall, approximately 2.5 miles west of the city centre. The location provides excellent amenities with a retail parade providing a variety of cafes, convenience stores and local traders immediately adjacent to the property and Craighall Retail Park is only a short walk away.



## Description

The vacant suite is located within a multi-occupied office building of traditional stone construction under a pitched, tiled roof. Situated at ground floor level the available accommodation has dedicated secure entry from the common areas and incorporates intercom access provision to the main reception area.

The suite is arranged to provide an open plan office with 3 meeting rooms/private offices. Currently, the suite has carpet tile flooring, perimeter trunking, suspended ceilings with inset LED lighting, electric wall panel heating and uPVC double glazing.

Car spaces are available in the dedicated car park to the rear of the property by separate negotiation.

ARA hereby confirm that they are acting as agents for the vendors or lessors of the property and give notice on behalf of themselves and the vendor or lessors that the particulars outlined have been prepared as agents for our clients and are provided for guidance purposes only. Their accuracy is not guaranteed. All information and particulars are given in good faith however any prospective purchaser and/or tenant should not rely upon them as a statement of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information contained herein. Accordingly no liability as a result of any error or omission or any other information given will be accepted. The information in particulars outlined are provided for record purposes only and are not intended to create nor can be relied upon as creating any contractual relationship or commitment. The agents or any of their Directors, employees or joint agents are not authorised to give or make any warranty or representation on behalf of any party.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Net Internal Area has been calculated as follows:

	Sq M	Sq Ft
Ground Floor	97.21	1,046

## Terms

The property is available to let on an all-inclusive basis, however tenants will be responsible for business rates and their own data/comms.

Please contact the sole letting agents for further information.

## Rateable Value

The property is entered in the Valuation Roll as an Office with a rateable value of £14,300.

## VAT

The property is elected for VAT and as such will be applicable at the prevailing rate.

## Energy Performance Certificate

The property has been assessed and a copy of the Energy Performance Certificate can be provided on request.

## Legal Costs

Each party will be responsible for their own legal costs in dealing with the transaction however in the purchaser will, in the normal manner, be liable for any recording dues, registration fees and Land & Building Transaction Tax.

## Viewing & Further Information

Please contact sole letting agents:

Louise Reilly  
T: 07856 413476  
E: l.reilly@andrewreillyassociates.co.uk

Howard Brooke  
T: 07973 540528  
E: h.brooke@andrewreillyassociates.co.uk

