

Ryden



- Ready for immediate occupation
- Fitted out Grade A Office
- Excellent City Centre Location

TO LET

**QUAY 1, 133 FOUNTAINBRIDGE,
EDINBURGH, EH9 3QG**

SECOND FLOOR, OFFICE ACCOMMODATION

NIA - 1,105 SQ M (11,094 SQ FT)

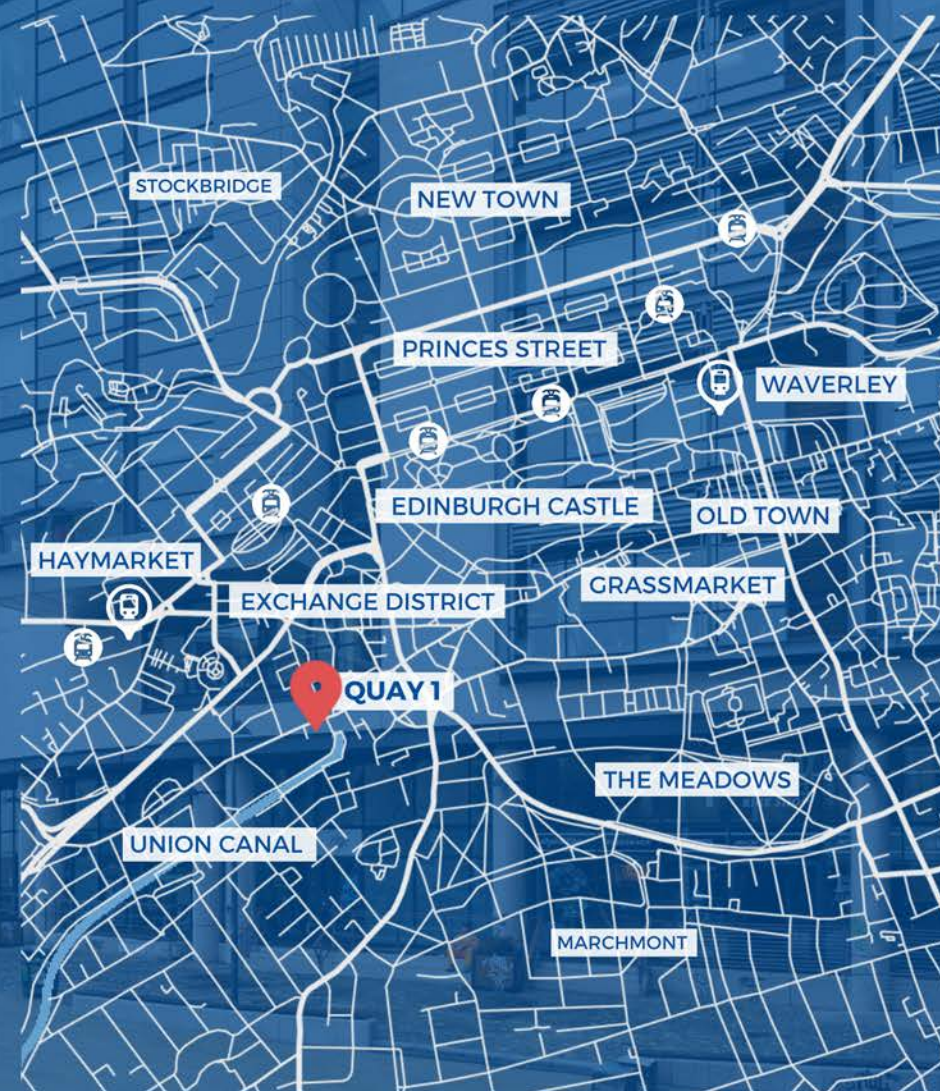
Location

Quay 1 is situated less than one mile from Princes Street adjacent to the terminus point of the Union Canal within Edinburgh's Financial Exchange District. Quay 1 enjoys a vibrant waterside location and thriving residential offering a full range of local amenities and excellent access by car and public transport. Every transport option you could wish for is on your doorstep or within a few minutes' walk. Haymarket rail station and tram stop are close by and buses and taxis can be secured outside the door.

Edinburgh Airport and the M8, M9 and M90 are easily accessible by car. Quay 1 is also situated on the National Cycle Route with canal side walking/running.

Along with 5 private basement car parking allocation at Quay 1, there is also a 46 space public car park, plus a further 4 public car parks nearby with metered street parking, if required.

Located in an area that delivers numerous high quality sandwich shops, hotels (including the recently opened Moxy Hotel,) bars and leisure amenities including theatres, cinemas and the Edinburgh International Conference Centre, are available right beside the building. Your staff will not be disappointed being part of the buzzing Fountainbridge area of the City Centre close to Haymarket/West End, Grassmarket also the prime City centre offerings.



Accommodation

The available office is the whole of the second floor within this impressive Grade A office arranged over 8 levels. A potential option to subdivide creating two smaller suites could be reviewed with the Landlord consent and similar to the third floor offering c.3,500/7,500 sq ft options.

Within the building occupiers include: Bloomberg, Clevermed, FreeAgent, Ardama and Cushman and Wakefield.

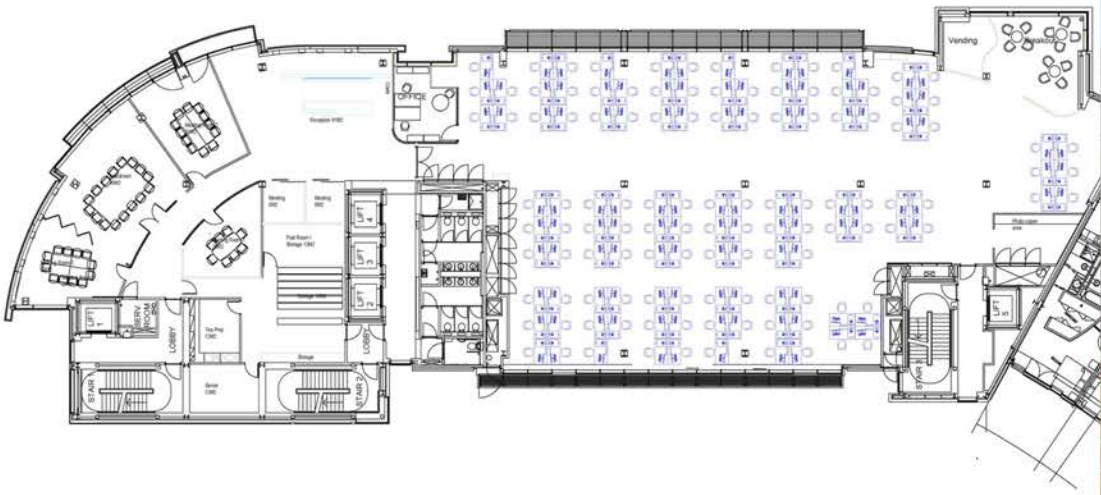
The estimated Net Internal Area of the demise is 1,105 sq m (11,094 sq ft) with 5 spaces within the basement car park.

The space is fitted and we have shown a different desking arrangement which shows 120 desks (1600 desk) with meeting and break out facilities which are already fitted.

Specification

- Double height, highly contemporary & manned reception area.
- Clear floor to ceiling height of 2.7m office space with existing fit out including reception / seating, offices with desking, Boardroom and Meeting rooms with breakout facilities.
- 200mm raised access floor with flood wiring.
- Metal suspended ceiling system with integrated lighting throughout.
- Air conditioning.
- Male, female and disabled toilets on every floor.
- Shower facilities.
- High speed passenger lifts to all levels.
- Full disabled compliance.
- Motorcycle, bicycle and car parking facilities within secure basement garage.





120 x Workstations
1,105 SQ M (11,094 SQ FT)



Lease

This second floor space within Quay 1 is held on Full Repairing and Insuring Terms and expires 31/8/2027 with the next review 2025. The Passing rent £320,000 per annum (£27.72 per sq ft excluding cars).

Business Rates

The suite has a current Rateable Value of £194,000 however will require to be reassessed upon completion of any works, but as a guide the current rates payable equates to £100,104 per annum, excluding car parking rates liability.

Energy Performance Certificate

Contact the agents for the up to date information.

Service Charge

Please contact the letting agents for the latest service charge budgets.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.



Ryden

Viewing & Further Information

All viewings are strictly by arrangement with Ryden

Peter I' Anson

0131 473 3233

peter.i'anson@ryden.co.uk

Iain Taylor

0131 473 3264

iain.taylor@ryden.co.uk

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) 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 of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. September 2022.