

# Ryden

## TO LET

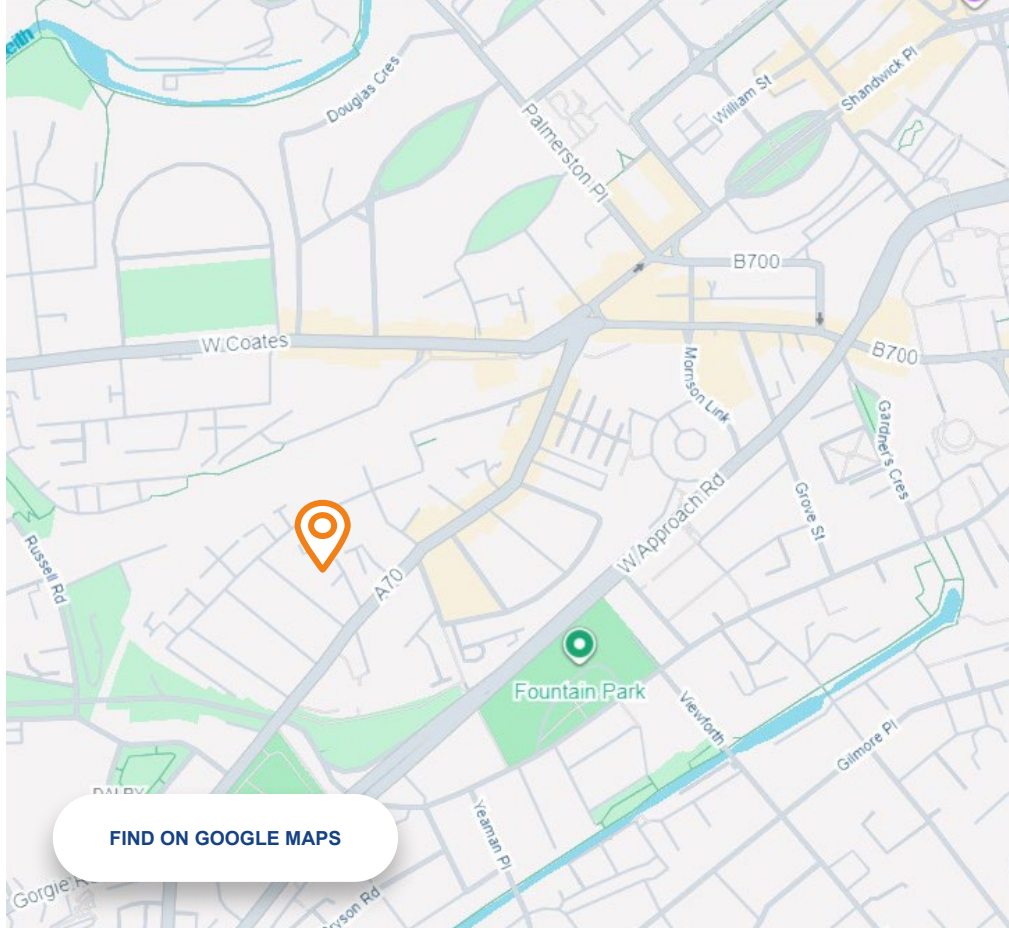
SELF CONTAINED MODERN OFFICES WITH  
PARKING CLOSE TO HAYMARKET  
198.5 SQ M (2,137 SQ FT)



7 WASHINGTON  
LANE  
EDINBURGH  
EH11 2HA

3 CAR PARKING SPACES  
CITY CENTRE LOCATION  
DEDICATED KITCHEN  
AND SHOWER FACILITIES  
£35,220 PER ANNUM

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

The property is located on Washington Lane off Dalry Road, approximately 5 minutes walk to Haymarket Train Station and Tram Halt. The location benefits from numerous cafes, restaurants and bars and offers excellent transport links into and out of town.

## DESCRIPTION

The property comprises a standalone modern office building over ground and first floors. The ground floor contains one office to the left of the entrance and another comprising two interconnecting rooms to the right. Stairs access the upper floor containing another two large rooms, ladies and gents toilets, shower and kitchen facilities. General specification includes gas central heating and suspended ceiling with new LED lighting. Three car parking spaces are also available.

## SPECIFICATION

- 5 minute walk to Haymarket train and tram
- Shower and WC facilities
- 3 car parking spaces
- LED lighting
- Gas central heating
- Dedicated kitchen
- Attractive modern offices

## RATEABLE VALUE

We understand the cumulative Rateable Value for the offices totals £24,400 p/a and the Rateable Value for the 3 car spaces to be £1,000 p/a. Interested parties are to make their own investigations with [www.saa.gov.uk](http://www.saa.gov.uk). The Rateable value may need to be re-assessed.

The Rates payable equates to 49.8 pence in the pound.

## LEASE TERMS

Our client's are looking to assign or sublet their interest in the lease which expires on 31 July 2027. A surrender and new lease direct with the landlord is also available.

## RENT

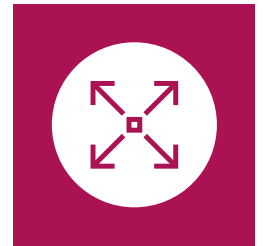
The passing rent equates to £35,220 per annum.

## VAT

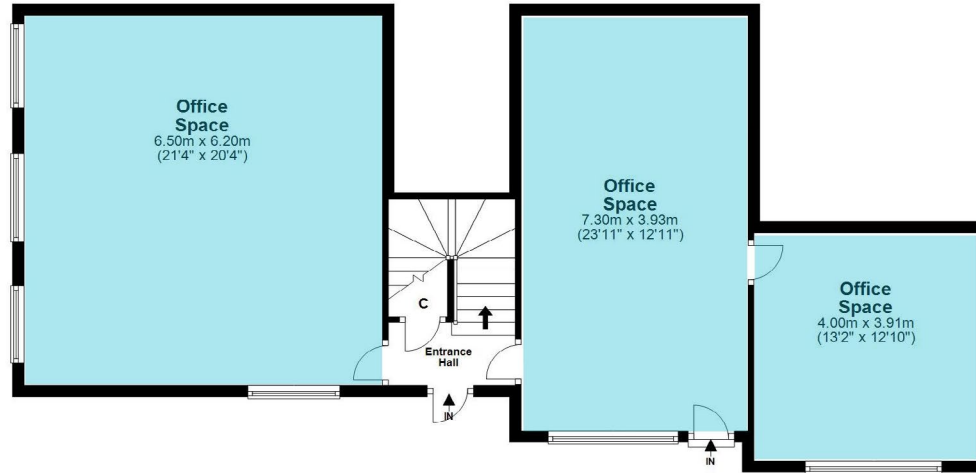
All rents and charges are subject to VAT at the prevailing rate.

## EPC

We understand the property has an EPC "E".



Ground Floor



First Floor





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MODERN OFFICES**

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(2,137 SQ FT)**



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EDINBURGH  
EH11 2HA**

# GET IN TOUCH

Further information and viewing can be obtained by contacting the sole letting agents:

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