



## TO LET

4,090 sq ft First Floor  
Anderson House  
1 Breadalbane Street  
Edinburgh  
EH6 5JR

- Modern Office Accommodation
- Flexible Open Plan Layout With Tenant Fit Out
- Air Conditioning
- Secure Car Parking Spaces
- Available For Immediate Entry

## Location

Anderson House is located within the established office district of Leith and lies approximately 1.5 miles to the north of Edinburgh city centre. The regeneration of the Waterfront, Shore and Bonnington areas has enhanced the attractiveness of Leith as a popular place to both live and work with continuing plans for future mixed use development.

The subjects are accessed from Anderson Place and Breadalbane Street, both of which are interconnected with Bonnington Road, one of the main arterial routes into the city centre.

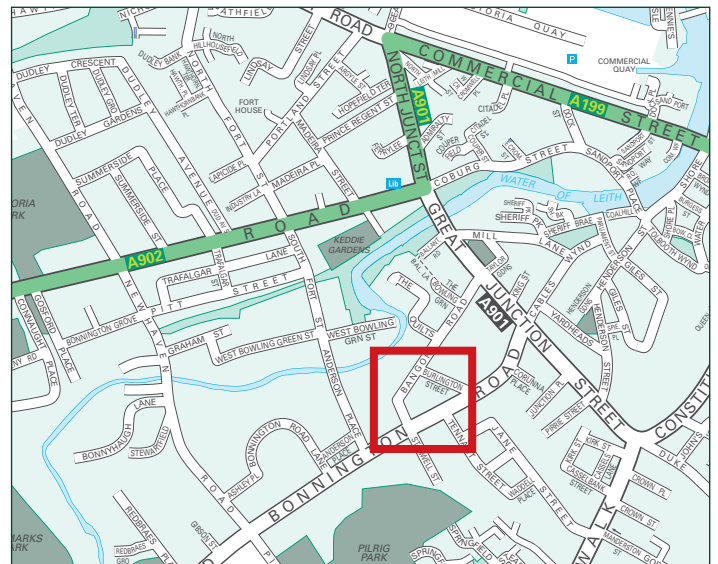
The subjects are well located for access by car and public transport as they sit between Ferry Road, which provides access to the Forth Road Bridge/M9, Airport, and Leith Walk which provides a direct link to the city centre.

## Description

Anderson House comprises a high quality office building arranged over six floors. Externally the building is constructed from a mixture of brick, natural wood and aluminium curtain walling providing a unique and striking design.

The property offers an impressive specification to include the following:

- Open plan floorplates
- 100mm full raised access floor
- Suspended ceiling incorporating low glare lighting
- Heat pump air conditioning
- Two 8-person lifts
- Male, female, and disabled toilets on each floor
- Separate shower facilities
- 8 car parking spaces
- Existing tenant fit out



## Accommodation

The office accommodation is located on the first floor and extends to a net internal area of approximately 308 sq m (4,090 sq ft) measured in accordance with the RICS Code of Measuring Practice (6th) Edition.

## Lease Terms

The suite is available for lease on a full repairing and insuring sub-lease until 28th February 2019.

Alternatively and subject to agreement from the landlord we are able to explore an assignment and longer lease terms.

Further information is available from the sole letting agents.

## EPC

EPC Rating is available upon request.

## Date of Entry

On conclusion of Missives.

## VAT

VAT will be payable on all outgoing at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs however the incoming tenant will be liable LBTT, Registration Dues, etc.

## Further Information / Viewings

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

### Nadir Khan-Juhoor

0131 260 1118

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### Marcus Weurman

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