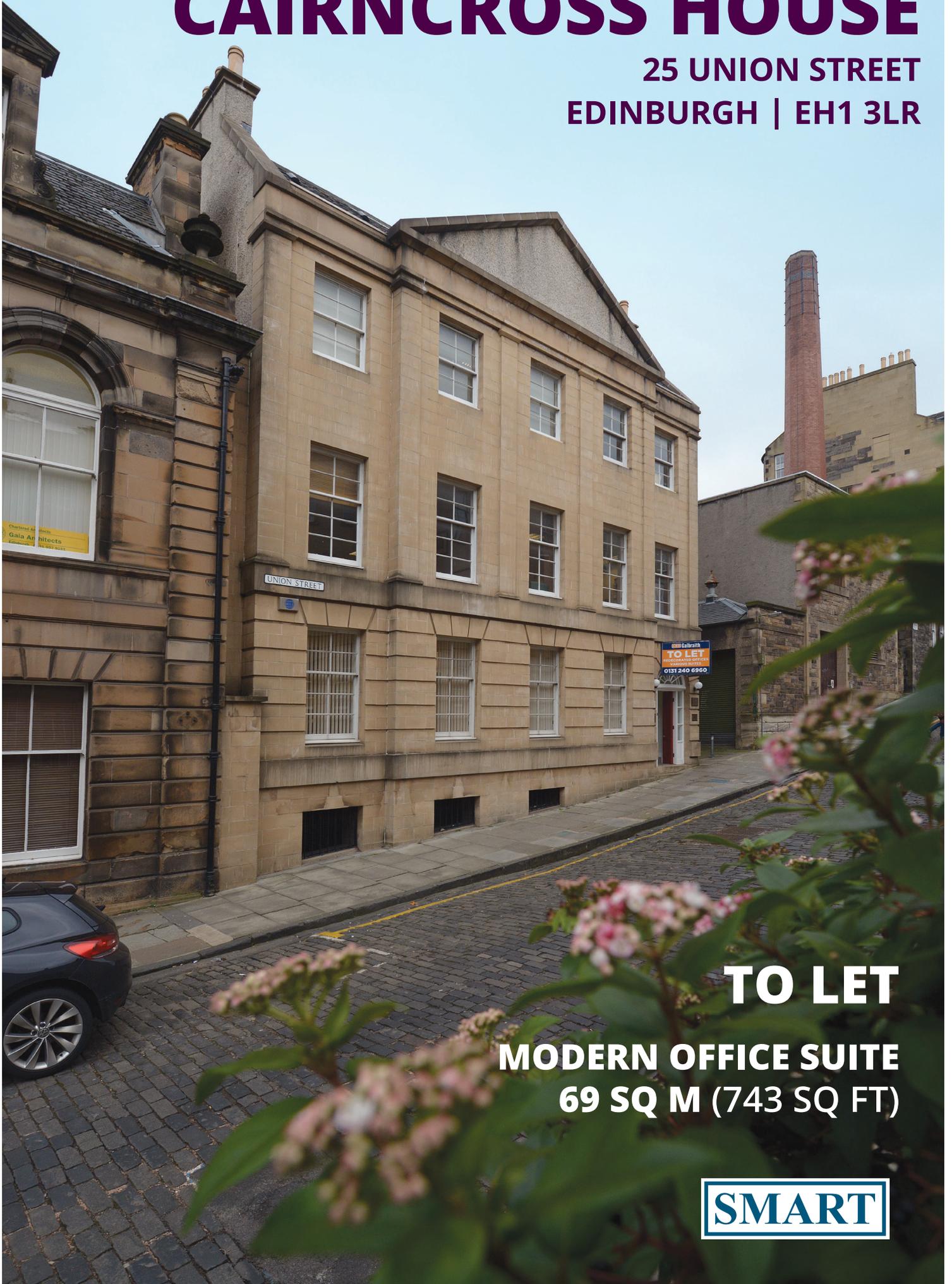


# CAIRNCROSS HOUSE

25 UNION STREET  
EDINBURGH | EH1 3LR



**TO LET**

**MODERN OFFICE SUITE  
69 SQ M (743 SQ FT)**

**SMART**



**CAIRNCROSS HOUSE**

**WALK TIMES**

- 1 York Place Tram / 5 mins
- 2 George Street / 15 mins
- 3 St Andrew Square / 12 mins
- 4 Princes Street / 10 mins
- 5 Waverley Railway Station / 9 mins

**TRAM ROUTE**



- 6 Edinburgh Bus Station
- 7 St James Quarter
- 8 Queens Street
- 9 Leith Walk
- 10 Omni Centre

**LOCATION**

Cairncross House is situated in Edinburgh's New Town adjacent to Gayfield Square which is close to the eastern end of Queen Street. The property is ideally located in the city centre and benefits from having a tram stop within 5 minutes' walk.

Furthermore, Edinburgh's Bus Station and Waverley Train Station are within a 7 and 9 minute walk respectively.

The building is situated within the Broughton district which provides a fabulous mix of independent retailers, restaurants and bars. The St James Quarter, Playhouse Theatre and the Omni Centre are also very close by.

**DESCRIPTION**

The property is a modern, purpose built office building offering a range of accommodation over ground and three upper floors. The common areas of the building are well maintained by the Landlord's management team. The office is accessed via a secure entry phone system which brings you into the common entrance hall.

There is an 8 person lift serving the ground, 1st and 2nd floors. These floors benefit from recently refurbished male, female and accessible WC facilities and a brand new shower facility. The building also has secure basement bicycle storage and car parking, as well as under croft and outside car parking spaces, all accessed at the rear of the property via Gayfield Square.

The available office suite is open plan with the following specification:

- Suspended ceilings with LED lighting
- Raised access floors with floor boxes
- Gas fired central heating
- Double glazed windows



## GROUND FLOOR



## ACCOMMODATION

We have calculated that the office provides the following approximate net internal area:

FLOOR	SQ M	SQ FT
Ground Floor	69	743
<b>TOTAL</b>	<b>69</b>	<b>743</b>

IPMS available upon request

## RENT

Details of the quoting rent are available from the sole letting agent.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## LEASE TERMS

The suite is available on new full repairing and insuring lease.

## RATING

All rates are to be paid by the tenant. Potential tenants may be eligible for rates relief under the Small Business Bonus Scheme and interested parties are advised to make their own enquiries with the City of Edinburgh Council Revenues and Benefits Department on 0131 469 5746.

## VAT

VAT will be charged on the rent and all other costs associated with the lease.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with a transaction, with the ingoing tenant being responsible for any Land & Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

## VIEWING AND FURTHER INFORMATION

Please contact the sole letting agent:

# Galbraith

### Galbraith Group

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