



TO LET

5 NEW MART PLACE
EDINBURGH EH14 1RW

- GROUND FLOOR SUITE 2B
- OPEN PLAN
- 1,702 SQ FT

OFFICE SUITE

galbraithgroup.com

LOCATION

Located in the Slateford area of Edinburgh, the property lies approximately 4 miles southwest of The City Centre.

Good road links and conveniently located public transport provide easy access to the property.

The property further benefits from being in close proximity to a wide range of retail and leisure occupiers including, M&S Simply Food, Nuffield Health Fitness & Wellbeing Gym, Asda, Greggs and Costa.

DESCRIPTION

The subjects comprise part of the ground floor of a two-storey office pavilion.

A shared entrance lobby provides access to the subjects. WC facilities are also located within the common areas of the building, with female and disabled facilities located on the ground floor and male facilities on the first floor. A lift provides access to the first floor.

Internally the office suite provides open plan accommodation and benefits from raised access floors, suspended ceilings, kitchenette and newly installed LED lights.

The property further benefits from 3 dedicated car parking spaces with further free of charge parking available in the surrounding area.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal areas:

	SQ FT	SQ M
Area	1,702	158

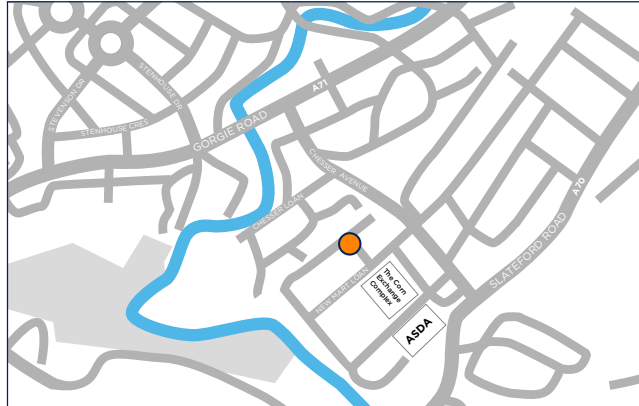
RATING

The subjects have a rateable value of £21,500 (April 2023).

The tenant will be responsible for any rates charged by the local authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.



LEASE TERMS

Please contact the letting agents for further details.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs.

FURTHER INFORMATION

Interested parties are advised to note interest with the letting agents. Viewings are by appointment only. For additional information please contact a member of the Galbraith agency team:

Lucy Yates
0782 484 8097
lucy.yates@galbraithgroup.com

David Stevenson
07917 424 363
david.stevenson@galbraithgroup.com

Galbraith
4th Floor
18 George Street,
Edinburgh
EH2 2PF

Galbraith

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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