

**Floor plans coming soon**

**To Let - Suites from 786 - 4,119 sq ft**

# **KITTLE YARDS**

**Causewayside, Edinburgh, EH9 1PJ**

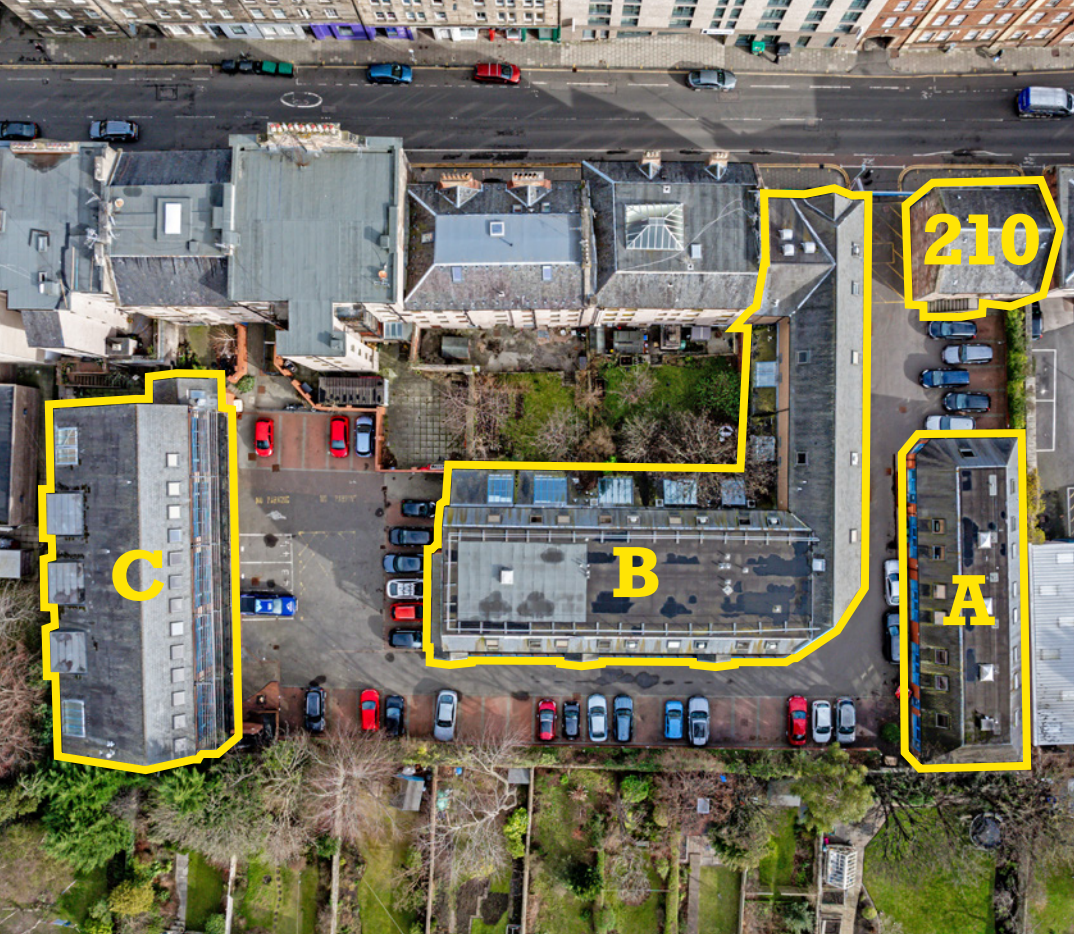
# Location

Kittle Yards is situated west of Causewayside in the Southside area of Edinburgh, situated around 1.5 miles from the city centre.

With Causewayside being one of the main arterial routes into Edinburgh, Kittle Yards is extremely well-connected, benefitting from numerous bus services providing easy access in and out of the city while avoiding congestion. It is also only located approximately 1.3 miles away from Edinburgh's Waverley Railway Station.

The surrounding area provides a strong mix of residential and commercial property, contributing to a vibrant urban environment. The area is rich with local amenities, with numerous shops, pubs and restaurants nearby, enhancing the location for both businesses and residents alike.





# Description

Kittle Yards is a modern courtyard office development which offers a variety of self-contained high-quality, open-plan office suites.

The suites are either available in their current condition, or alternatively the client will consider doing a fit-out for occupiers.

The general specification of the office suites are as follows:

-  Recessed lighting
-  Underfloor trunking
-  Gas fired central heating
-  Dedicated WC facilities
-  Dedicated tea preparation facilities
-  Car parking available
-  Bike racks
-  EPC – TBC

As highlighted above, the landlord will consider undertaking a fit-out for the tenants which could include 1 or 2 meeting rooms and cabling.

# Accommodation

The accommodation extends to the following approximate net internal areas:

UNIT	SQ FT	SQ M
210 Causewayside, GF / 1F	1,368	127.1
Block A	4,119	382.6
Block B, Unit 1, GF	786	73.0
Block B, Unit 1, 1F	LET TO TAN BUSINESS SOLUTIONS LTD	
Block B, Unit 1, 2F	LET TO DAVID & GEORGE LTD	
Block B, Unit 2, GF	LET TO ATYPIC SKINCARE LTD	
Block B, Unit 2, 1F	LET TO BREADALBANE CORPORATE SOLUTIONS LTD	
Block B, Unit 2, 2F	2,021	187.7
Block B, Unit 3, GF	1,742	161.8
Block B, Unit 3, 1F	LET TO BREADALBANE CORPORATE SOLUTIONS LTD	
Block B, Unit 3, 2F	LET TO WARNERS SOLICITORS LLP	
Block B, Unit 4, 1F	1,238	115.0
Block B, Unit 4, 2F	1,401	130.2
Block B, Unit 5	1,721	159.9
Block C, GF	3,414	317.2
Block C, 1F	2,922	271.5
Block C, 2F	3,174	294.9



## Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

Quoting rents are available from the joint letting agents.

## Rateable Value

Please contact the Lothian Valuation Board or alternatively feel free to contact the marketing agents who can provide further information.

## EPC

TBC

## Legal Costs

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## AML Regulations

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

## Viewing and further information:

All viewings are strictly by prior arrangement with either of the joint agents:

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