

BELFORDHOUSE

TO LET

2,724 sq ft to 26,850 sq ft

City Centre open plan office accommodation with superb outlook

Excellent car parking



59 BELFORD ROAD, EDINBURGH EH4 3UE

FANTASTIC VIEWS OVER THE HISTORIC *Dean Village*

Location

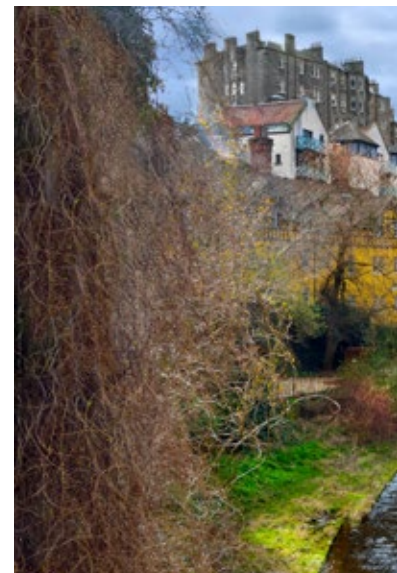
Belford House is situated on the north side of Belford Road in Edinburgh's West End enjoying fantastic views over the historic Dean Village. Haymarket railway station, two tram stops and George Street are all within 10 minutes walk.

The location is convenient for the West End's wide array of shops, bars and restaurants and the location enjoys good road access, particularly from the west and north via Ravelston Dykes and Queensferry Road.

Description

Belford House comprises 7 floors of open plan office accommodation benefiting from excellent natural light, shower facilities, toilets on all floors and two passenger lifts.

Belford House is linked with level 1 of the adjacent Douglas House which provides an additional open plan office suite plus a secure garage below providing parking and bike storage.



Accommodation

Level	Size Sq Ft	Size Sq M
Level 0	3,391 sq ft	315 sq m
Level 1 East	3,391 sq ft	315 sq m
Level 1 West	3,780 sq ft	351 sq m
Level 2	3,391 sq ft	315 sq m
Level 3	3,391 sq ft	315 sq m
Level 4	3,391 sq ft	315 sq m
Level 5	3,391 sq ft	315 sq m
Level 6	2,724 sq ft	253 sq m
Total	26,850 sq ft	2,494 sq m



Parking

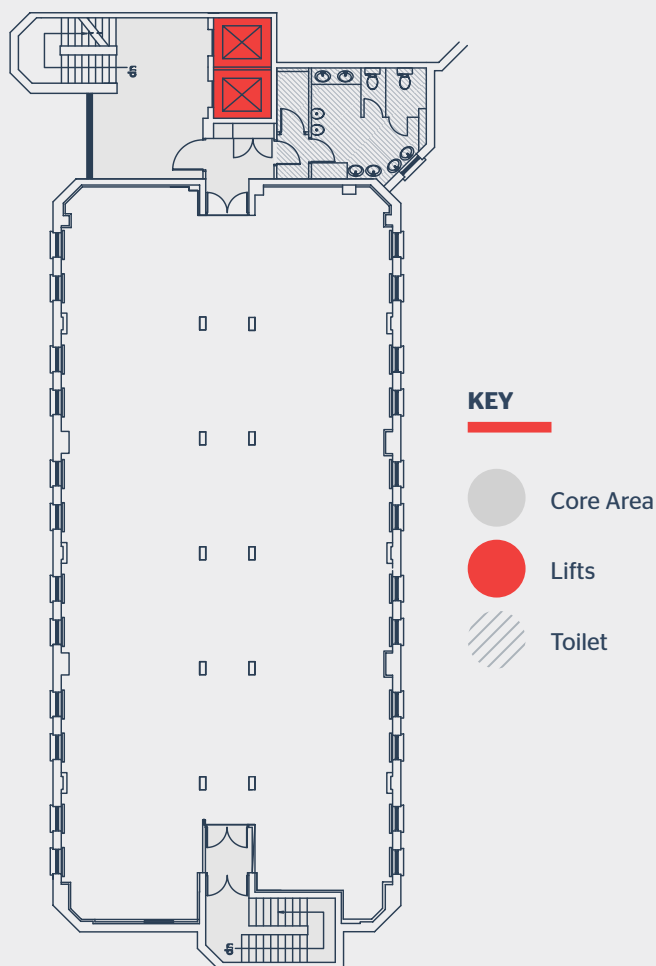
There are 24 clear surfaced car spaces to the rear of Belford House and an additional 10 garaged spaces below Douglas House together with secure bike storage.

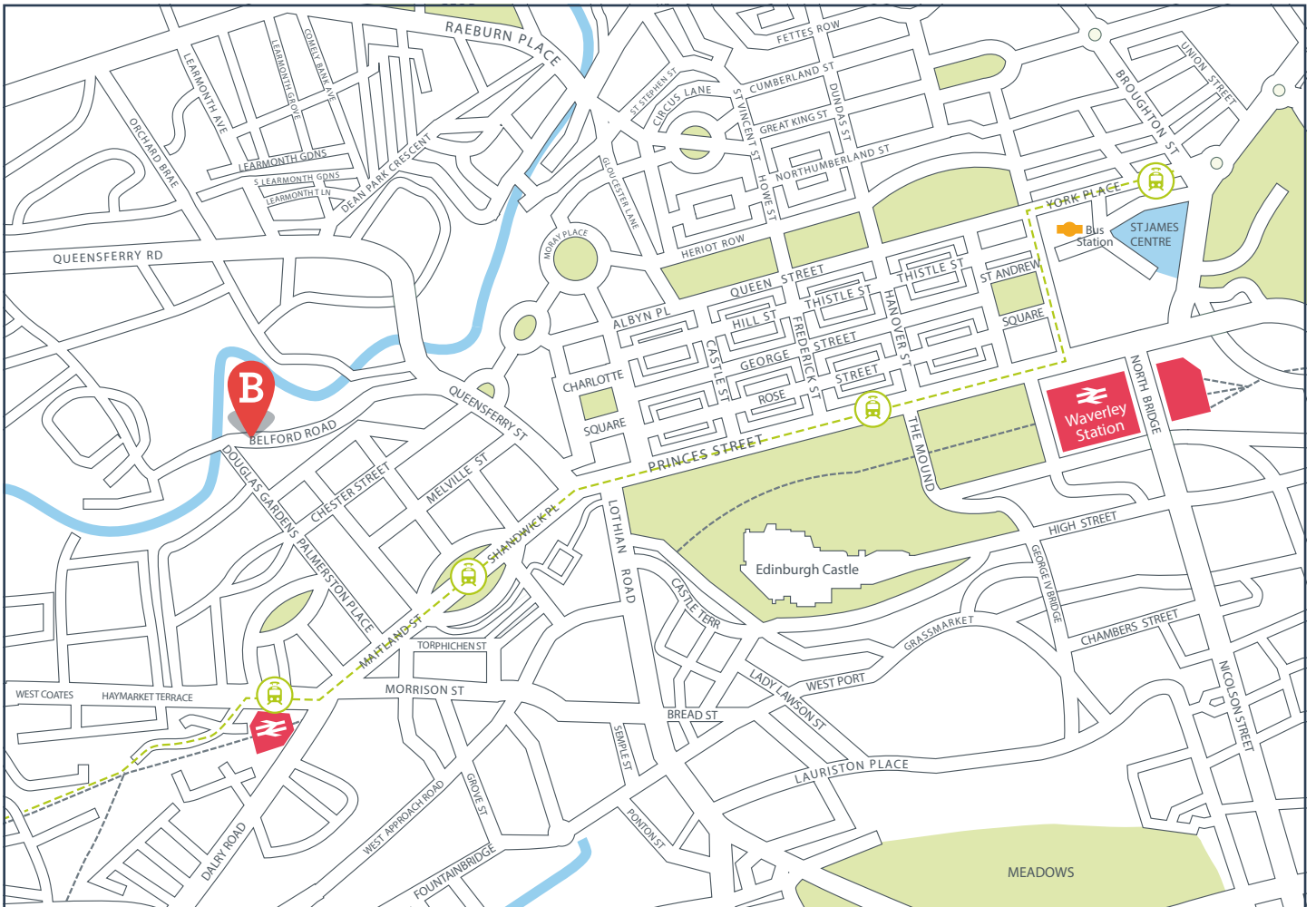
Rates

We understand the Rateable Value for the entire building is £331,400 with effect from 1st April 2017. If the building is to become multi occupied, we anticipate each letting may require to be re-assessed.

Plans

Typical floor.





Viewing & Further Information

Please contact the joint letting agents:

Cameron Stott
JLL
0131 301 6715
cameron.stott@eu.jll.com

Alastair Stang
JLL
0131 243 2220
alastair.stang@eu.jll.com



Neil Gordon
Eric Young & Co
0131 558 5119
ngordon@eyco.co.uk

Neil McConnachie
Eric Young & Co
0131 558 5104
nmconnachie@eyco.co.uk



Eric Young & Co and JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (III) no person in the employment of Cushman & Wakefield, Ryden and GVA have any authority to make or give any representation or warranty whatsoever in relation to this property. Date of preparation of details: May 2017.