

# To Let

**Fettes Park, 496 Ferry Road, Edinburgh, Midlothian,  
EH5 2DL**

156 to 5,518 sq ft

- Additional visitors spaces
- Modern, open plan accommodation
- Up to 6 car parking spaces



## Location

The accommodation forms part of the Fettes Park office development and is located in North Edinburgh off Ferry Road.

Ferry Road is a major route through Edinburgh. Fettes Park is approximately 2 miles north of the city centre and 7.5 miles east of Edinburgh Airport. Major office occupiers within the surrounding area include State Street and Selex ES.

Local amenities include Ainslie Park Leisure Centre, Morrisons supermarket, the Royal Botanic Gardens, Inverleith Park, and the Village Urban Resort hotel with gym, spa and restaurants. There is a host of shops and cafes within the nearby Goldenacre area. Stockbridge and Comely Bank are within easy walking distance.

Ferry Road hosts several important bus links and connects to Queensferry Road, providing fast access to Scotland's wider motorway network and the airport.

## Specification

Fettes Park is a multi-let office development which connects a 19th Century property with modern extensions. The subjects comprise the first and second floor of the west wing of Fettes Park, as well as one newly available office suite on the ground floor of the east wing. The original property was built circa 1870 and is Category C listed. The remainder of Fettes Park is occupied by Scottish Field Magazine, Learn Pro and The Lane Agency. There is good parking provision to the front and rear of the property.

## Viewings

Strictly by appointment with the sole letting agents

## Accommodation

Description	Size	Rent	Business Rates	Service Charge
First Floor West Wing	2,198 sq ft	£14 per sq ft	£5.45 per sq ft	£4.47 per sq ft
Second Floor West Wing	2,200 sq ft	£14 per sq ft	£5 per sq ft	£4.49 per sq ft
Ground Floor East Wing	156 sq ft	£14 per sq ft	£6.08 per sq ft	£3.94 per sq ft
Ground Floor East Wing	964 sq ft	£14 per sq ft	£6.08 per sq ft	£3.94 per sq ft

## EPC

This property has been graded as 54 D.

## Rent

£14 per sq ft

## Business Rates

Rates Payable (2017/2018): £13,560.60 per sq ft  
(based upon Rateable Value: £29,100 and UBR: 46.6p)

The property will require to be reassessed upon occupation

## Service Charge

£3.48 per sq ft



## Contacts

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