

125 MCDONALD ROAD EDINBURGH, EH7 4NW

TO LET

| MAY SELL

VIEW GALLERY



Office building
extending to 6,136
ft² (570.05 m²) on
2 storeys.

Rarely available leasehold or
freehold opportunity within
the highly sought after
Broughton area of Edinburgh.

Flexible configuration
allowing for a number
of potential uses.

Eleven parking
spaces to the rear of
the property.

Potential for alternative uses,
subject to planning. Feasibility
and pre-app undertaken for
residential conversion.

DESCRIPTION

The property comprises a two-storey office building featuring a red sandstone façade fronting onto McDonald Road. It offers a Net Internal Area of approximately 6,136 sq. ft expanding over the ground & first floors.

The main entrance is located within the rear courtyard, which is accessed via a pend through the neighbouring office building. Additional access and gated entry are also available directly from McDonald Road

Internally, the premises provides well-proportioned & adaptable accommodation with a mix of cellular & open-plan layouts. The configuration allows for flexible use with potential for a variety of operational needs and a lift provides access to the first floor.

The building has the potential to be let on a floor-by-floor basis or occupied independently.

The rear courtyard includes 11 parking spaces.

The property was previously used as a nursery.

Floorplans are available from the joint agents.

NIA	507.05m ²	6,136ft ²
GROUND FLOOR	286.42m ²	3,083ft ²
FIRST FLOOR	283.63m ²	3,053ft ²

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

TRAVEL TIMES

WAVERLEY STATION	31 mins	8 mins
LEITH	28 mins	10 mins
STOCKBRIDGE	21 mins	5 mins
GEORGE ST.	32 mins	8 mins

LOCATION

Edinburgh consistently ranks among the UK’s top cities to live. The City combines UNESCO heritage, cultural richness and economic opportunity to provide a premium quality of life.

With a population of approximately 550,000, Edinburgh represents one of the UK’s most economically active centres, with high workforce participation and affluence levels above local and national averages.

Edinburgh is home to 4 major universities, including the University of Edinburgh, a member of the Russell Group. Of the 100,000 students in the city, c. 50% stay post-graduation.

Located on the north-east side of McDonald Road, adjacent to Leith Walk in the Warriston district, 1½ miles northeast of the city centre. The site benefits from proximity to many public green spaces and excellent transport connectivity, with multiple bus stops & tram services within walking distance.

The local area is largely residential in character, which is complimented by a number of commercial tenants.

Located opposite are, Broughton Primary School and the redevelopment of the former Broughton High School, which has been developed into a luxury rental apartment scheme.



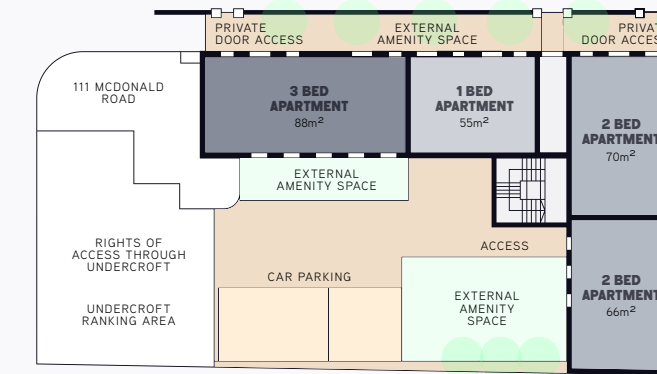


CONVERSION POTENTIAL.

The Subjects have the potential for a number of alternative uses, subject to obtaining necessary consents including residential, apart hotel, leisure or alternative commercial uses. The property is currently utilised for Use Class 4 (Office) of the Town & Country Planning (Scotland) Order 1997 and is not allocated for any specific use within the City of Edinburgh Council City Plan 2030.

A feasibility study has been prepared by 56Three which shows the potential for residential conversion. 56Three have prepared two different high-level schemes, highlighting the potential for between 8 and 10 residential units. A pre-application has been submitted to the City of Edinburgh Council based on these schemes and was met with positive feedback.

CONVERSION.

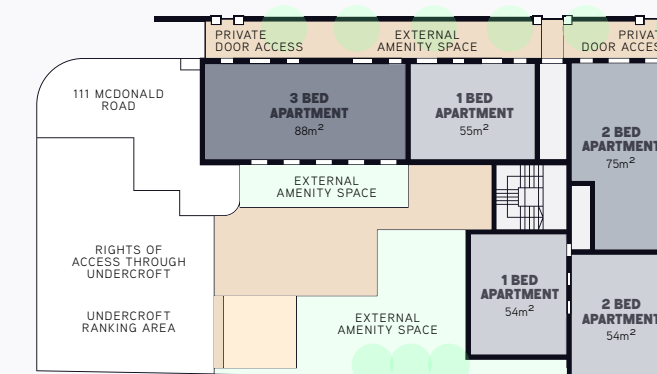


GROUND FLOOR



FIRST FLOOR

CONVERSION & EXTENSION.



GROUND FLOOR



FIRST FLOOR

LEASE TERMS / PRICE

LEASEHOLD

Offers over £75,000 per annum

FREEHOLD (HERITABLE)

Price on application

Further details available from the joint agents.

RATEABLE VALUE

The current rateable value of the premises is £78,000 which results in a rates payable of £43,212

Shepherd chartered surveyors & JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline 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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - C (33)

An Energy Performance Certificate is available on request.

VIEWINGS

Viewing are strictly by appointment only via JLL or Shepherd Chartered Surveyors

LEGAL COSTS

Each party will be responsible for their own legal costs in any transactions. The ingoing tenant / proprietor will be responsible for any LBTT and VAT applicable to the transaction

VAT

We understand the property is elected for VAT



CONTACTS

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