

PROPERTIES TO LET

Retail Units

- City Centre Retail Units, Atria One, Morrison Street, Edinburgh
- Offices, 46A Bavelaw Road, Bavelaw Business Centre, Balerno, Edinburgh
- Office/Retail premises, 200 Dalry Road, Edinburgh EH11 2ES
- Retail Premises, 117 Lauriston Place, Edinburgh EH3 9JN
- Retail Premises, 10 Lauriston Street, Edinburgh EH3 9DJ
- Office Premises, 1 Murrayburn Gate, Edinburgh EH14 2SS
- Substantial Retail Opportunity, 86/88 Niddrie Mains Road, Edinburgh
- Office Premises, 1st Floor, 17 South Gyle Crescent, Edinburgh EH12 9EB
- Retail Unit, 17F/1 South Gyle Crescent, Edinburgh
- Restaurant Unit, 17F/4 South Gyle Crescent, Edinburgh
- Retail Premises, Unit 12 Westside Plaza, Edinburgh EH14 2ST

Industrial Units

- Light Industrial Unit, Unit 7 Broomhouse Workspace, New Lairdship Yards, Edinburgh
- Light Industrial Space, Unit 2 Pepper Business Centre, North Pepper Place, Edinburgh
- Industrial Space, Units 12/13 Pepper Business Centre, North Pepper Place, Edinburgh
- Industrial Space, 29 Pepper Industrial Estate, Pepper Place
- Light Industrial Space, Units 2, 4 & 6, Russell Road Industrial Estate, Sauchiebank, Edinburgh
- Warehouse/Office Space, 23 West Harbour Road, Midlothian, EH5 1PN
- Warehouse/Office Space, 23B West Harbour Road, Midlothian, EH5 1PN
- High Quality Industrial Space/offices, Units 5 & 6, West Shore Business Centre, West Shore Road, Edinburgh

PROPERTIES FOR SALE

- Site, 24 Potterrow, Edinburgh EH8 9BL

MISCELLANEOUS

- (On the instructions of Police Scotland) - 23 Ex-Police Boxes

CLOSING DATE

Notes of interest are invited
Notes of interest are invited
Notes of interest are invited
12 noon, Wednesday 10 September 2014
12 noon, Friday 29 August 2014
12 noon, Wednesday 3 September 2014
Notes of interest are invited
Notes of interest are invited
Notes of interest are invited
Notes of interest are invited
12 noon, Wednesday 24 September 2014

Notes of interest are invited
Notes of interest are invited
Notes of interest are invited
Notes of interest are invited
12 noon, Friday 5 September 2014
Contact letting agent
Contact letting agent

12 noon, Wednesday 24 September 2014

12 noon, Wednesday 8 October 2014

These particulars do not form any part of any contract and none of the statements contained in them regarding the property is to be relied upon as a statement or representation of fact. Any intending purchasers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors.

Error! Reference source not found.

You can get this document (or individual parts) on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations.



আনন্দের সঙ্গে অনুবাদ করব ترجمے کے لئے حاضر

يسعدنا توفير الترجمة MOŻEMY PRZETŁUMACZYĆ 很樂意翻譯

DETAILS FOR SUBMITTING OFFERS

Unless otherwise specified, the following must be adhered to for offers to be valid:

- 1** Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
- 2** When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- 3** Offers must be submitted in an offer envelope available from this Department upon request. When submitting a bid on a To Let property, an Offer to Let form must be completed and submitted with any other relevant information.
- 4** Offers by hand are preferred and must be delivered to the Planning and Building Standards Counter, Waverley Court, where a receipt will be provided.
- 5** Offers by post will only be accepted by prior arrangement and Recorded Delivery is recommended. Postal offers should be addressed to Corporate Property, The City of Edinburgh Council, Waverley Court, Level G4, 4 East Market Street, Edinburgh EH8 8BG.
- 6** It is the responsibility of the person submitting the offer to seek confirmation that their offer has been received by Corporate Property and it is recommended that this be done at least 24 hours prior to the closing date.
- 7** Offers received electronically, by fax or email will not be accepted.
- 8** Offers must be submitted in accordance with the above instructions and failure to do so will result in offers not being accepted.
- 9** The Council does not bind itself to accept the highest or any offer.
- 10** Prior to submitting an offer you are strongly recommended to take appropriate professional advice.

TO LET – City Centre Retail Units, Atria One, Morrison Street, Edinburgh

Notes of interest are invited

Location

Atria occupies a prime site within Edinburgh's vibrant financial centre – HQ to some of the UK's most successful companies. The city's main attractions are all within walking distance; with a wide selection of shops, art galleries, museums and hotels, including the 5 Star Waldorf Astoria Edinburgh and Sheraton Grand Hotel & Spa, nearby. The retail units form part of Edinburgh's premier office development which is already attracting occupiers of global stature; investment managers Brewin Dolphin, the Green Investment Bank and PwC have already signed up. It is anticipated that the development will continue to add a host of other prestigious companies to an area that already boasts financial institutions such as Scottish Widows, Standard Life, Lloyds Banking Group and the Edinburgh International Conference Centre. The retail units within Atria present a fantastic opportunity to capture an underserved population of affluent office employees and local residents.

Accommodation

The indicative configuration shown provides the following net internal areas and EPC ratings:
The units are provided in shell condition with 63 amp electrical supply, water supply & a popup drainage point in each unit. Estimated fit out costs are available upon request.

Unit 1	133.40 sq m	1,436 sq ft	D*
Unit 2	160.30 sq m	1,725 sq ft	D*
Unit 3	83.00 sq m	893 sq ft	D*

Rent

The retail units are available by way of new Full Repairing and Insuring lease terms with rental offers in excess of the following:

**Subject to fit out*

Retail Unit 1	£20,000 per annum
Retail Unit 2	Under Offer
Retail Unit 3	Under Offer

Service Charge

The occupiers of the retail units will be required to contribute to the service charge for Atria One, which equates to £0.17 per sq ft.

Legal Costs

Each party to bear their own legal costs incurred.

Planning

We understand that the retail units within this development have obtained outline consent for uses that fall within Classes 1, 2 and 3. The retail units also benefit from restricted Class 11 consent. We advise that all interested parties make their own enquiries with the local planning authority.

Rating

The units have yet to be assessed with full details to be provided by the local assessor in due course.

VAT

All rents, prices, premises, etc, are exclusive of VAT.

Inspections

Viewings are strictly by appointment with: Mark Bulloch, 0131 529 5991/mark.bulloch@edinburgh.gov.uk.

TO LET – Office Suite of 835 sq ft
46A Bavelaw Road, Bavelaw Business Centre, Balerno, Edinburgh

Notes of interest are invited

Location Bavelaw Business Centre is located in the centre of Balerno, convenient for all local amenities (shops, buses, etc.). It is easily accessible from the City Centre approximately 9 miles to the north east whilst Edinburgh International Airport, Heriot Watt University, Riccarton Research Park and the Gyle Shopping Centre are only a short distance away. Neighbouring occupiers on the Estate include Tony Harper Hairdressers, the Scottish Episcopal Church and 2pure Ltd.

Description This modern building, first occupied approximately 5 years ago, comprises a steel framed structure with infill panels of blockwork and render and alternating western red cedar boarding. The roof is shallow pitched with composite steel insulated roof panels. Internally, the building is laid out over two floors. Access is provided by a front door leading to the ground floor circulation area with stairs to the first floor. The ground floor contains three suites, two of which are occupied by Tony Harper Hairdressers, an accessible WC and staircase to the first floor. The first floor is subdivided into two office suites and male and female toilet facilities.

Accommodation & Rateable Value

Suite	Description	Approximate Gross Internal Area	Rent guide price	Parking	Availability	Rateable Value
3	Ground floor open plan accommodation with partitioned kitchen/storage	835 sq ft	£9,600	1 space, not allotted	Negotiable	£7,400

Confirmation and further details of rateable values can be obtained from The Assessor, Lothian Valuation Joint Board on 0131 344 2500 or www.saa.gov.uk. Rates relief of up to 100% may be available to any business whose combined Rateable Value of all business properties in Scotland is less than £10,000. Information on the Small Business Bonus Scheme can be downloaded from www.scotland.gov.uk. Alternatively, advice can be sought from the Council's Non-Domestic Rates section.

Rent We are seeking offers in excess of prices quoted, exclusive of rates. The properties are not VAT registered.

Planning Permissions for the property are as Class 4 Business Use as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development use. Applicants are advised to satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Department, Waverley Court, 4 East Market St, Edinburgh, EH8 8BG (Telephone: 0131 529 3596 / Email: planning@edinburgh.gov.uk).

Services Mains electricity is connected to all suites. A gas supply is available if required (installation to individual suites will be at Tenant's expense). Mains water is connected to Suite 3. Advice on Water Rates can be obtained from Scottish Water on their website.

Terms The property is offered on a lease for a negotiable period. This will include common maintenance/repairs, Buildings Insurance, common electricity and water but not gas (if applicable).

EPC	Suite 3 has an EPC rating of C.
Viewing	The property may be viewed by appointment with Mark Bulloch of the Services for Communities Department who can be contacted by phone on 0131 529 5991/5828 or at mark.bulloch@edinburgh.gov.uk
Fees	In accordance with the Council's standard practice, the ingoing tenants will be responsible for the Council's reasonable legal expenses in connection with the transaction as well as Stamp Duty Land Tax, if applicable, and Registration Dues. In addition, the tenant will be responsible for the Council's surveyor's expenses of 4% of the passing rent, plus VAT.

TO LET – Office/Retail premises, 200 Dalry Road, Edinburgh EH11 2ES**Notes of interest are invited**

Location	The property is located within the area of Dalry, which is a popular area close to Edinburgh City Centre between Haymarket and Gorgie. Dalry Road is one of the main arterial routes into the City from the West, approximately ½ a mile to the West of Edinburgh City Centre. This is a busy main road location with a substantial catchment area from the well established residential areas. The property benefits from excellent transport links to Edinburgh International Airport and the M8/M9 motorway network. Public Transport provides regular services to the area, and is within easy walking distance of Exchange Square, the business area of the city.
Description	The property comprises the ground & basement floor of a traditional stone built tenement. The property benefits from large display window & pedestrian door protected by an electric roller shutter door. Internally the ground floor level is divided into front & back areas. The front area provides retail/office space with carpeted floor, painted plaster wall and ceilings with an electric all mounted heater. The rear area could provide additional storage/office accommodation. There is central staircase leading to the basement which provides a variety of office&storage space together with WC.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6 th Edition) and we calculate the Net Internal Areas of the premises to be approximately) 532 sq ft.
Rateable Value	We understand that the subjects have a rateable value of £3,050 with effect from 1 April 2010. Further details on rateable value, rate poundage and rates payable can be found at www.saa.gov.uk or 0131 344 2500.
Planning	We understand that the property benefits from a Class 2 use as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Department at Waverley Court, 4 East Market Street, Edinburgh EH8 8BG on 0131 529 3550 or at planning@edinburgh.gov.uk .
Terms	The premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable period of time. The Council will insure the structure and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.
EPC	The energy performance rating of this property is G.
Rent	Rental offers in excess of £4,000 per annum exclusive of VAT, Non Domestic Rates and insurance are sought for the subjects.
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.
Viewing	The property may be viewed by appointment with Mark Bulloch or Andrew McCurrach who can be contacted on 0131 529 5991/4682, or at mark.bulloch@edinburgh.gov.uk / andrew.mccurrach@edinburgh.gov.uk .

TO LET – Retail Premises, 117 Lauriston Place, Edinburgh EH3 9JN**Closing date – 12 noon, Wednesday 10 September 2014**

Location	Lauriston Place is located centrally within the Tollcross area of Edinburgh and is approximately half a mile from the city's main shopping thoroughfare, Princes Street. The premises are part of a parade of shops situated at the crossroads of two busy arterial routes into the city. The area has excellent transport links, with a regular bus service in operation. Car parking is available outside the shop. Tollcross is a diverse area containing a mix of facilities including cinemas, a theatre, eateries, pubs and shops. There are a number of high street retailers operating alongside independent traders. The area surrounding the shop is predominantly residential, with the majority of properties being traditional tenement stock housing a large student population.
Description	The property forms the ground floor of a four storey modern tenement block and is part of a parade of retail units. The shop benefits from a display window facing onto Lauriston Place. Internally, there is a sales area on the ground floor, with stairs to the rear giving access to the basement and WC facilities below.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the net internal areas of the premises to be as follows; Ground Floor 13.35 sq m (143.65 sq ft) Basement 34.57 sq m (371.97 sq ft)
Rateable Value	We understand that the subjects have a rateable value of £2,500 with effect from 1 April 2010. Further details on rateable value, rate poundage and rates payable can be found at www.saa.gov.uk or by calling 0131 344 2500.
Planning	The current planning use is Class 1 retail as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the council's Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. The planning department can be contacted by telephone on 0131 529 3550 at planning@edinburgh.gov.uk .
Terms	The premises will be offered on a full repairing and insuring lease for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. The tenant will be responsible for contents and all other insurances associated with their business use.
EPC	The energy performance rating for this property is currently being assessed.
Rent	Rental offers in excess of £3,500 per annum exclusive of VAT, non domestic rates and insurance are sought for the subjects.
Fees	In accordance with standard practice, the ingoing tenant will be responsible for the Council's reasonable legal expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's corporate property cost of £500 plus VAT.
Viewing	The property may be viewed by appointment with Jacqueline Steven who can be contacted on 0131 529 5955/5828.

To Let – Retail Premises, 10 Lauriston Street, Edinburgh EH3 9DJ

Closing date – 12 noon, Friday 29 August 2014

Location	The subject is situated within the Old Town of Edinburgh close to the junction of Bread St, East Fountainbridge and West Port. New developments such as Edinburgh College of Art and Westport House have added to this location that is famed for the sale of second hand books, local traders, cafes & bars.
Description	The premises comprise a ground floor retail unit with a traditional shop front within a four-storey tenement of stone construction and includes two main sales areas with a tea preparation area and single WC compartment to the rear.
Accomm	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6 th Edition) and we calculate the Net Internal Area of the premises to be approximately 43.83 sq m (472 sq ft).
Planning	We understand that the property benefits from a Class 1 Shops Use as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Department at Waverley Court, 4 East Market Street, Edinburgh EH8 8BG, on 0131 529 3550 or at planning@edinburgh.gov.uk
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
Rateable Value	We understand that the subjects have a rateable value of £4,400 with effect from 1 April 2010. Further details on the rateable value, rate poundage and rates payable can be found at www.saa.gov.uk or 0131 344 2500.
EPC	The energy performance of this property is currently being assessed.
Terms	The premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable period of time (minimum 12 months). The Council will insure the structure and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.
Rent	Rental offers in excess of £5,000 per annum exclusive of VAT, Non Domestic Rates and insurance are sought for the subjects.
Viewing	The property may be viewed by appointment with Mark Bulloch of Estates Services who can be contacted on 0131 529 5991/5828 or at mark.bulloch@edinburgh.gov.uk .
Fees	The ingoing tenant will be responsible for the Council's reasonably incurred legal costs and surveyors fee in connection with the transaction as well as Stamp Duty and Registration Dues (if applicable).

TO LET – Office Premises, 1 Murrayburn Gate, Edinburgh EH14 2SS

Closing date – 12 noon, Wednesday 3 September 2014

Location	Murrayburn Gate is located in the Wester Hailes area of Edinburgh approximately 5 miles to the west of the city centre. The subject property sits in a prominent position adjacent to the Westside Plaza Shopping Centre and benefits from good transport links being in close proximity to the A720 (Edinburgh City Bypass) which provides direct access to the M8 and beyond. Access to the city centre is also provided via Murrayburn Road or the A71 (Calder Road). Public transport can be found directly adjacent with a regular bus services stopping at the shopping centre and Slateford train station only a short walk away.
Description	The subject property comprises a single storey stand alone building of brick construction under a pitched roof of corrugated panels. Internally the property provides a variety of cellular office with staff kitchen and WC.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6 th Edition) and we calculate the Net Internal Areas of the premises to be approximately) 1,076 sq ft.
Rateable Value	We understand that the subjects have a rateable value of £9,000 with effect from 1 April 2010. Further details on rateable value, rate poundage and rates payable can be found at www.saa.gov.uk or 0131 344 2500.
Planning	Interested parties should satisfy themselves as to any planning requirements for their proposed use by contacting the Planning Department at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG on 0131 529 3550 or at planning@edinburgh.gov.uk
Terms	The premises will be offered on a Full Repairing and Insuring (FRI) lease for a negotiable period of time (minimum 12 months). The Council will insure the structure and the premium will be recovered from the tenant. The tenant will be responsible for contents and all other insurances.
EPC	The energy performance rating of this property is G.
Rent	Rental offers in excess of £10,000 per annum exclusive of VAT, Non Domestic Rates and insurance are sought for the subjects.
Viewing	The property may be viewed by appointment with Jacquie Steven who can be contacted on 0131 529 5955/5828 or at jacquie.steven@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Substantial Retail Opportunity, 86/88 Niddrie Mains Road, Edinburgh**Notes of interest are invited**

Location	Niddrie Mains Road is a busy arterial route to the south east of Edinburgh City Centre. The subjects occupy at prominent position at 86/88 Niddrie Mains Road within a neighbourhood shopping parade and across from a newly constructed office and library building. Surrounding occupiers include Lidl, Tesco Express, William Hill and Greggs. The property is well served by public transport being on a main bus route to and from the city centre (3 miles away). The local area has seen a great deal of development in recent years including a new council office and library building (400 staff), two new primary schools (including nurseries), 370 new homes and £5.8m spent on infrastructure.
Description	The property comprises a large single storey building, rectangular in shape with a long frontage onto Niddrie Mains Road. The property can be accessed from the front or from the large car park (43 spaces for parade) to the rear. Internally the property has been subdivided to provide various open plan and cellular office areas together with public area, reception, staff and visitor toilets and staff canteen area. The property was originally developed as a supermarket but was converted to office accommodation over 15 years ago. The premises benefit from gas central heating and an air handling system.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Net Internal Area of the premises to be approximately 7,111 sq ft (in existing configuration).
Rateable Value	We are advised that the Rateable Value for 86/88 Niddrie Mains Road is £49,100. This value is in effect from 1 April 2010. Further details can be obtained from the Assessor on 0131 344 2500 or www.saa.gov.uk and the Water Board on 0845 600 8855.
Planning	We have been advised by the Council's Planning Department that the current lawful use of the property is a Class 4 office use. Consequently planning permission is required for the change of use of the site to a Class 1 retail premises. The Council's Planning Department have also confirmed that the principle of a change of use to retail would be acceptable as the property is located in Craigmillar Local Centre and the Edinburgh City Local Plan supports retail uses in local centres provided they can be integrated into the centre, be compatible with the character and function of the centre, make a positive contribution to the centre and will not have a significant adverse impact on the centre. This is opinion only and does not prejudice any decision the Council may make on receipt of such an application. Further information on any potential change of use should be directed to Paul Devaney, Principal Planner on 0131 529 3911 or localdevelopments.east@edinburgh.gov.uk
Terms	The property is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The landlord will insure the property and the premium will be recoverable from the tenant.
EPC	The EPC rating for the property is F+
Rent	On application. VAT is payable on the rent at the prevailing rate.
Viewing	The property may be viewed by appointment with Mark Bulloch who can be contacted on 0131 529 5991 or mark.bulloch@edinburgh.gov.uk
Fee	The ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs.

TO LET – Office Premises, 1st Floor, 17 South Gyle Crescent, Edinburgh EH12 9EB**Notes of interest are invited**

Location	This prominent office suite is situated on South Gyle Crescent within an established business park environment. South Gyle Business Park is adjacent to Edinburgh Park providing 1.2 million sq ft of occupied office space and in excess of 20,000 people within a 10 minute walk of the subject property. South Gyle Business Park is located approximately six miles west of the city centre. The location benefits from close proximity to the A720 Edinburgh City Bypass which provides direct access to the A8 (Edinburgh International Airport five minutes drive time), M8, M9 and A90/M90. South Gyle and Edinburgh Park Railway Stations are both in close proximity to the property and provide regular services to Edinburgh city centre and beyond.
Description	This 1 st floor office suite provides modern good quality office space with high levels of natural light. The suite is currently configured in a large open plan layout with a private office & large boardroom. The upper floor is served by stairway & lift access & further benefits from a high quality specification. The office suite incorporates designated toilet facilities together with a good sized staff kitchen & IT server room. The subject has 12 designated car parking spaces & there is ample free on-street parking on South Gyle Cr.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Net Internal Area of the premises to be approximately 5,020 sq ft.
Rateable Value	We have been advised by Lothian Valuation Joint Board that the rateable value of the subject is £77,000 per annum. Further details can be obtained from the Assessor on (0131) 344 2500 or alternatively www.saa.gov.uk .
Planning	We understand that the premises benefit from a Class 2 office use as defined in the Town & Country Planning (Use Class) Scotland Order 1997. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk .
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
EPC	The property has been assessed with an Energy Performance Certificate of Grade E.
Rent	Rental offers in excess of £50,000 per annum (exclusive of VAT, non-domestic rates, service charges and insurance) are sought for the subject. Rental incentives may be available, depending on the lease terms sought.
Terms	The accommodation is offered on a full repairing & insuring basis (FRI) for a negotiable period of time. The Council will insure the property & the premium will be recoverable from the tenant. Rental incentives may be available, depending on lease terms sought.
Viewing	The property may be viewed by appointment with Mark Bulloch or Andrew McCurrach who can be contacted on 0131 529 5991/4682, or at mark.bulloch@edinburgh.gov.uk / andrew.mccurrach@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction, as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Retail Unit, 17F/1 South Gyle Crescent, Edinburgh

Notes of interest are invited

Location	This prominent retail unit is situated on South Gyle Crescent within a mature business park environment. South Gyle Business Park is adjacent to Edinburgh Park providing 1.2 million sq ft of occupied office space and in excess of 20,000 people within a 10 minute walk of the subject property. South Gyle Business Park is located approximately six miles west of the city centre. The location benefits from close proximity to the A720 Edinburgh City Bypass which provides direct access to the A8 (Edinburgh International Airport five minutes drive time), M8, M9 and A90/M90. South Gyle and Edinburgh Park Railway Stations are both in close proximity to the property and provide regular services to Edinburgh city centre and beyond.
Description	The property comprises a modern ground floor retail unit and forms part of The Hub building of the Pentad development. The unit is currently fitted out as a hairdresser and all fixtures & fittings can be left on site if required by the incoming occupier. The property has an open plan salon, staff toilet facilities, with additional storage to the rear. The unit has an extensive glazed frontage and benefits from its prominent corner location.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th edition) and we calculate the net internal area of the premises to be approximately 610 sq ft.
Rateable Value	We are advised by Lothian Valuation Joint Board that the subjects have a Rateable Value of £11,000 per annum with effect from 1 April 2010. Further details can be obtained from the Assessor on 0131 344 2500 and the Water Board on 0845 600 8855.
Planning	Permissions for the property are as Class 1 as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997, which broadly includes the retail sale of goods. Applicants are advised to satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section, Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG (Telephone: 0131 200 2000/Email: planning@edinburgh.gov.uk).
Terms	The premises are offered on a new Full Repairing and Insuring lease, on flexible terms. Rental incentives may be available.
Rent	Rental offers of £10,500 per annum exclusive of VAT, Non Domestic Rates, service charges and insurance are invited.
EPC	The property has an EPC rating of G.
Viewing	The property may be viewed by appointment with Andrew McCurrach or Mark Bulloch who can be contacted on 0131 529 4682/5991, or andrew.mccurrach@edinburgh.gov.uk / mark.bulloch@edinburgh.gov.uk .
Fees	In accordance with standard practice, the ingoing tenant will be responsible for the Council's reasonable legal expenses in connection with the transaction as well as stamp duty, (if applicable) and Registration dues. In addition, the tenant will be responsible for the Council's surveyor's expenses.

TO LET - Restaurant Unit, 17F/4 South Gyle Crescent, Edinburgh

Notes of interest are invited

Location	This prominent restaurant unit is situated on South Gyle Crescent within a mature business park environment. South Gyle Business Park is adjacent to Edinburgh Park providing 1.2 million sq ft of occupied office space and in excess of 20,000 people within a 10 minute walk of the subject property. South Gyle Business Park is located approximately six miles west of the city centre. The location benefits from close proximity to the A720 Edinburgh City Bypass which provides direct access to the A8 (Edinburgh International Airport five minutes drive time), M8, M9 and A90/M90. South Gyle and Edinburgh Park Railway Stations are both in close proximity to the property and provide regular services to Edinburgh city centre and beyond.
Description	The property comprises a modern ground floor retail unit and forms part of The Hub building of the Pentad development. The unit is currently fitted out as a restaurant and provides a substantial floor area benefiting from laminate floor covering, male, female and disabled WC, kitchen and food preparation area and space for 100 covers. To the rear of the building there is a communal area and there is opportunity for this to be used by the subject property for external covers. The premises have an extensive fully glazed frontage of 75 sq ft onto South Gyle Crescent.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th edition) and we calculate the net internal area of the premises to be approximately 2,166 sq ft.
Rateable Value	We are advised by Lothian Valuation Joint Board that the subjects have a Rateable Value of £27,500 per annum with effect from 1 April 2010. Further details can be obtained from the Assessor on 0131 344 2500 and the Water Board on 0845 600 8855.
Planning	Permissions for the property are as Class 3 as defined within the Town and Country Planning (Use Classes) (Scotland) Order 1997, which broadly includes restaurant, cafe and snack bar (for sale of food or drink on the premises). Applicants are advised to satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section, Waverley Court, 4 East Market St, Edinburgh, EH8 8BG (Telephone: 0131 200 2000 / Email: planning@edinburgh.gov.uk).
Terms	The premises are offered on a new full repairing and insuring lease on flexible lease terms.
Rent	Rental offers of £30,000 per annum exclusive of VAT, Non Domestic Rates, service charges and insurance are invited.
EPC	The property has an EPC rating of F.
Viewing	The property may be viewed by appointment with Mark Bulloch who can be contacted on 0131 529 5991/5828, mark.bulloch@edinburgh.gov.uk .
Fees	In accordance with standard practice, the ingoing tenant will be responsible for the Council's reasonable legal expenses in connection with the transaction as well as stamp duty, (if applicable) and Registration dues. In addition, the tenant will be responsible for the Council's surveyor's expenses.

TO LET – Retail Premises, Unit 12 Westside Plaza, Edinburgh EH14 2ST

Notes of interest are invited

Location	The subject property is located within Westside Plaza, which is a well established community shopping location. Occupiers within Westside Plaza Shopping Centre include a large selection of national traders including the Odeon Cinema Complex and as such, the footfall in this area is excellent. The available unit is located on Civic Square, at the North entrance to the Shopping Centre and close to the Public Library and Council Offices. The property is very well served by public transport being directly adjacent to the local bus terminus and a short distance from Wester Hailes Railway Station. Ample car parking is available in the local area.
Description	The available property comprises a prominent retail unit. It benefits from a large window display/serving hatch to the Civic Square elevation and can be configured internally to suit the individual occupier's requirements. The property is secured by way of roller shutters/window grilles.
Accomm.	We have measured the accommodation in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the Net Internal Area of the property as follows: <i>Unit 12 – 270 sq ft</i>
Rateable Value	We have been advised by Lothian Valuation Joint Board that the rateable value of Unit 12 is £6,500. Further details can be obtained from the Assessor on (0131) 344 2500 or alternatively www.saa.gov.uk .
Planning	We understand that the premises benefit from a Class 1 retail use as defined in the Town & Country Planning (Use Class) Scotland Order 1997, as well as Hot Food Consent. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk .
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
EPC	The property has been given a certificate rating of F.
Rent	Offers in excess of the following sums – exclusive of VAT, rates and service charge – are invited: Unit 12 – £7,500 pa
Terms	The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure each property and the premium will be recoverable from the tenant.
Viewing	The property may be viewed by appointment with either Mark Bulloch or Andrew McCurrach who can be contacted on 0131 529 5991/4682, or at mark.bulloch@edinburgh.gov.uk / andrew.mccurrach@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction, as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Light Industrial Unit, Unit 7 Broomhouse Workspace, New Lairdship Yards, Edinburgh**Notes of interest are invited**

Location	Broomhouse Workspace is situated on the west side of Edinburgh, approximately 4.5 miles from the city centre, provides easy access to the Calder Junction of the City Bypass, and is 1.8 miles from Junction 1 of the M8. It is near to Sighthill Industrial Estate, Edinburgh Park and the Gyle Shopping Centre.
Description	Broomhouse Workspace comprises fourteen light industrial/business units and two first floor office suites overlooking Broomhouse Road. Car parking spaces are available for the use of tenants and their visitors, with each unit allocated two spaces. Unit 7 comprises a ground floor unit which can be accessed via overhead roller shutter door and separate pedestrian entrance. Internally the unit has been partitioned out to create two separate office spaces, kitchen and WC. The property is available from August 2014.
Accomm.	The unit has been measured in accordance with the RICS Code of Measuring Practice 6 th Edition and has a gross internal area of 92 sq m (996 sq ft).
Rateable Value	We are advised that the Rateable Value for Unit 7 is £6,500. This value is in effect from 1 April 2010. Further details can be obtained from the Assessor on 0131 344 2500 or www.saa.gov.uk and the Water Board on 0845 600 8855.
Planning	We understand the premises benefit from a Class IV business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development. The estate must only be used between the hours of 7am and 6pm Monday to Saturday. There is to be no access to the estate on a Sunday. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk .
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
Terms	The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant.
EPC	The property has an EPC rating of F.
Rent	Offers in excess of £8,500 per annum – exclusive of VAT, rates and service charge – are invited.
Viewing	The property may be viewed by appointment with Andrew McCurrach who can be contacted on 0131 529 4682/5828, or at andrew.mccurrach@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the incoming tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Light Industrial Space, Unit 2 Peffer Business Centre, North Peffer Place, Edinburgh**Notes of interest are invited**

Location	Peffer Business Centre is situated approx. 3 miles south of Edinburgh city centre, close to the Cameron Toll Shopping Centre. The road network servicing the estate provides easy access to the city centre&the main arterial routes, mainly the A1, A68& the A7. Edinburgh city bypass is only a short drive away.
Description	The subjects comprise single-storey terraced workshops of steel framed construction incorporating cavity brick walls and pitched profiled metal sheeting to the roof sections. The estate is arranged in four terraced blocks with car parking spaces provided to the front of the unit. Access to the unit is provided by a manually operated roller shutter door and separate pedestrian door to the front. The unit further benefits from a small yard space to the rear.
Accomm.	We have measured Unit 2 in accordance with the RICS Code of Measuring Practice (6th Edition) & have calculated the approximate Gross Internal Area as 113 sq m (1,259 sq ft).
Rateable Value	We have been verbally advised by Lothian Valuation Joint Board that the rateable value of the subject is £7,600. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk .
Planning	The premises benefit from a Class IV business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development. Uses which involve maintenance, storage or servicing of vehicles will not be permitted. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk .
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
Terms	The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. A service charge will be payable for upkeep of landscaping and hardstanding areas in the estate.
EPC	The EPC rating of this property is B.
Rent	Offers in excess £10,000 per annum – exclusive of VAT, rates and service charge – are invited
Viewing	The property may be viewed by appointment with Andrew McCurrach who can be contacted on 0131 529 4682/5828, or at andrew.mccurrach@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Industrial Space, Units 12/13 Peffer Business Centre, North Peffer Place, Edinburgh**Notes of interest are invited*****Rental incentives available***

Location	Peffer Business Centre is situated approximately three miles south of Edinburgh City Centre, close to the Cameron Toll Shopping Centre. The road network servicing the estate provides easy access to the city centre and the main arterial routes, mainly the A1, A68 and the A7. Edinburgh City Bypass is only a short drive away.
Description	The subjects comprise single-storey terraced workshops of steel framed construction incorporating cavity brick walls and pitched profiled metal sheeting to the roof sections. The estate is arranged in four terraced blocks with car parking spaces provided to the front of the unit. Access to the unit is provided by a manually operated roller shutter door and separate pedestrian door to the front.
Accomm.	We have measured the units in accordance with the RICS Code of Measuring Practice (6 th Edition) & have calculated the approx.GIA as 2,464 sq ft.
Rateable Value	We have been verbally advised by Lothian Valuation Joint Board that the rateable value of the subjects are £16,000 per annum. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk .
Planning	The premises benefit from a Class IV business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development. Uses which involve maintenance, storage or servicing of vehicles will not be permitted. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk .
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
Terms	The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. A service charge will be payable for upkeep of landscaping and hard standing areas in the estate.
Rent	Offers in excess of the following sums – exclusive of VAT, rates and service charge – are invited: £17,200 per annum ex.VAT, rates and service charges
EPC	A certificate rating of B has been given to both units.
Viewing	The property may be viewed by appointment with Andrew McCurrach – 0131 529 4682/5828 andrew.mccurrach@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Industrial Space, 29 Pepper Industrial Estate, Pepper Place

Notes of interest are invited

Location	Pepper Place lies approximately 3 miles to the south east of Edinburgh City centre in the Peffermill / Niddrie area and off Duddingston Road West which is an arterial route. Duddingston Road West itself provides direct access to Peffermill Road (A6095) which is a short distance to the south and is a main arterial route linking the A1 in the east to the A7 in the west.
Description	Pepper Industrial Estate provides a terrace of light industrial units of steel portal frame construction incorporating reinforced concrete floor. The units are clad in insulated blockwork to dado level and have insulated steel profile sheeting to the upper sections. The roof is insulated steel profiled sheeting with translucent panels, with an eaves height of 3.5m. The units are equipped with steel faced roller shutter doors and also have a separate steel faced pass door. There are 5 designated parking spaces pertaining to the unit. Internally, the unit is arranged to provide an industrial/storage facility with ancillary offices and toilet facilities. There is a small office and additional storage at mezzanine level.
Accomm.	We have measured the unit in accordance with the RICS Code of Measuring Practice (6 th Edition) and have calculated the approximate Gross Internal Area for the unit to be 2,225 sq ft.
Rateable Value	We have been verbally advised by Lothian Valuation Joint Board that the rateable value of the subject is £12,700 per annum. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively www.saa.gov.uk .
Planning	The premises benefit from a Class IV business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development. Uses which involve maintenance, storage or servicing of vehicles will not be permitted. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk .
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
Terms	The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. A service charge will be payable for upkeep of landscaping and hard standing areas in the estate.
EPC	The property is currently being assessed.
Rent	Offers in excess of £17,000 are invited – exclusive of VAT, rates and service charges.
Viewing	The property may be viewed by appointment with Andrew McCurrach who can be contacted on 0131 529 4682 or andrew.mccurrach@edinburgh.gov.uk .
Fees	In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

Location	The subject property forms part of Russell Road Industrial Estate, which is located in Sauchiebank, off Russell Road. The estate lies approximately 1 mile west of the city centre in a well established industrial area. The estate is also in close proximity to both Murryfield Stadium and Gorgie Road. The estate can be easily accessed from one of two main arterial routes leading into the city centre; Dalry Road and Corstorphine Road.
Description	The subjects comprise single-storey, terraced industrial units. The construction of the units consists of steel portal frame construction with insulated profiled metal sheeting to the pitched roof. Profiled translucent panels within the roof overlay provide natural daylight to the interior of the unit. The external walls are of a facing brickwork construction. The estate is arranged in two terraced blocks with unmetered, on-street car parking at the entrance to the estate and the units also benefit from designated parking spaces adjacent to each available unit. Access into the units is provided by a manually operated roller shutter vehicle entrance and pedestrian entrance to the front elevation. The properties are open plan in nature with the current configuration including office accommodation/staff room and toilet facilities to the rear elevation. All properties benefit from a minimum eaves height of 3.00m and Unit 4 has direct access to a secure yard at the rear (if required).
Accomm.	We have measured the units in accordance with the RICS Code of Measuring Practice (6 th Edition) and have calculated the approximate Gross Internal Area for the units as follows: Unit 2 – 717 sq ft, Unit 4 – 1,450 sq ft (+ yard), Unit 6 – 1,450 sq ft
Rateable Value	We have been advised by Lothian Valuation Joint Board that the rateable value of the subjects is as follows: Unit 2 – £5,500, Unit 4 – £10,900, Unit 6 – £11,100. Further details can be obtained from the Assessor on 0131 344 2500 or alternatively at www.saa.gov.uk .
Planning	The premises benefit from a Class IV business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development. Uses which involve maintenance, storage or servicing of vehicles will not be permitted. Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550/ planning@edinburgh.gov.uk .
Terms	The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. A service charge will be payable for upkeep of landscaping and hardstanding areas in the estate.
Services	Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.
Rent	Offers in excess of the below figures (exclusive of VAT, rates and service charge) are invited: Unit 2 – £6,800 per annum Unit 4 – £14,000 per annum Unit 6 – £13,750 per annum
EPC	The energy performance assessment of the properties is as follows; Unit 2 – C, Unit 4 – B, Unit 6 – B
Viewing	The properties may be viewed by appointment with Andrew McCurrach or Mark Bulloch who can be contacted on 0131 529 4682/5991, or on andrew.mccurrach@edinburgh.gov.uk / mark.bulloch@edinburgh.gov.uk .

Fees In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs equivalent to 10% of the first year's rental.

TO LET – Warehouse accommodation with office space and mezzanine, approx. 4,330 sq ft (402 sq m)
23 West Harbour Road, Midlothian, EH5 1PN

Closing date – 12 noon, Friday 5 September 2014

- Affordable industrial premises incorporating office space
- Generous eaves height
- Large communal yard

Location	Situated approximately 4.5km to the north of Edinburgh's city centre, 23 West Harbour Road is located in the heart of Edinburgh's Granton Waterfront District on West Harbour Road close to the junction with Granton Square. The location benefits from excellent transport links with frequent bus services from Granton Square offering citywide connections making the site highly accessible for the Edinburgh workforce.
Description	The premises comprise an industrial warehouse/ workshop unit incorporating office accommodation, a mezzanine level and a generous shared yard to the front of the property. Internally the property benefits from a generous eaves height, good levels of natural light and toilet facilities. The property features 3 roller shutter doors, which lead directly from the yard into the workshop/warehouse. There is also a separate pedestrian access door.
Accomm.	The warehouse accommodation extends to 4,330 sq ft (402 sq m)
Lease Terms	23 West Harbour Road is available now on a Full Repairing and Insuring terms for flexible periods to be agreed.
Rateable Value	We have been advised from the Scottish Assessors that the rateable value of the vacant accommodation is currently £17,100. There may be an opportunity for tenants to benefit from rates relief under the Small Business Bonus Scheme.
Legal Costs	The tenant will be responsible for their own and the landlords legal costs incurred in connection with this transaction with the ingoing tenant also being responsible for the payment of Stamp Duty Land Tax, Registration Dues and VAT incurred thereon.
EPC Rating	The unit has an EPC Rating of 'G'
Viewing and Further info	Viewings and further information can be obtained by contacting Mark Bulloch on 0131 529 5991 or at mark.bulloch@edinburgh.gov.uk .

**TO LET – Warehouse accommodation with office space, 2,623 Sq ft (244 Sq M) plus mezzanine
23B West Harbour Road, Midlothian, EH5 1PN**

Contact agent

- Affordable industrial premises incorporating office space
- Generous eaves height
- Large communal yard

Location	Situated approximately 4.5km to the north of Edinburgh's city centre, 23B West Harbour Road is located in the heart of Edinburgh's Granton Waterfront District on West Harbour Road close to the junction with Granton Square. The location benefits from excellent transport links with frequent bus services from Granton Square offering citywide connections making the site highly accessible for the Edinburgh workforce.
Description	The premises comprise an industrial warehouse/ workshop unit incorporating office accommodation, mezzanine storage and a generous yard to the front of the property. Internally the property benefits from clear span warehouse space, good levels of natural light and toilet facilities. The property features a roller shutter door, which leads directly from the yard into the workshop/warehouse. There is also a separate pedestrian access door.
Accomm.	The GIA of the warehouse extends to 244 sq m (2,623 sq ft) and benefits from additional mezzanine space which provides further storage space.
Lease Terms	23B West Harbour Road is available now on a Full Repairing and Insuring terms for flexible periods to be agreed.
Rateable Value	We have been advised from the Scottish Assessors that the rateable value of the vacant accommodation is currently £13,300 at the 2013/14 commercial rate poundage of 46.2p. There may be an opportunity for tenants to benefit from rates relief under the Small Business Bonus Scheme.
Legal Costs	The tenant will be responsible for their own and the landlords legal costs incurred in connection with this transaction with the ingoing tenant also being responsible for the payment of Stamp Duty Land Tax, Registration Dues and VAT incurred thereon.
EPC	The property is currently undergoing assessment.
Viewing and Further info	Viewings and further information can be obtained by contacting the sole letting agents on 0131 225 8344; Ben Johnston Ben.johnston@eu.jll.com or Janey Douglas, Janey.douglas@eu.jll.com .

**TO LET – High Quality Industrial Units with Offices, approx. 4,084 Sq ft (385 sq m) to 4,145 Sq ft (386 sq m)
Units 5 & 6, West Shore Business Centre, West Shore Road, Edinburgh**

Contact letting agent

Location	West Shore Road lies approximately 3 miles (4.8 km) North West of Princes Street and is located immediately to the west of Granton Square which in turn links with Granton Road and Lower Granton Road, the principal routes to the City Centre and Leith respectively. Junction 1 of the M8 Motorway is 6.8 miles (10.9 km) away and provides access to Glasgow. The motorway can be accessed by the A902 road which leads to the Edinburgh City By-Pass. Further to this Haymarket and Waverley train stations are both situated approximately 4 miles (6.4 km) south of the property while Edinburgh Airport is situated 7.3 miles (11.7 km) south west of the unit.
Description	The subjects comprise modern end terraced industrial units within the West Shore Business Centre which is accessible directly from West Shore Road. The accommodation within each unit provides open warehousing space with a mezzanine floor. There are two offices situated on the first floor. Access to the industrial space is via a roller shutter door.
Accommodation	Unit 5 extends to approximately 4,145 sq.ft; Unit 6 extends to approximately 4,084 sq.ft.
Rateable Value	Unit 5 has a rateable value of RV: £17,900 for 2012/2013; Unit 6 has a rateable value of RV: £24,800 for 2012/2013. A new occupier has the right to appeal to have the premises re-assessed.
Lease Terms	The accommodation is available on Full Repairing and Insuring (FRI) terms for flexible periods
Legal Costs	The ingoing tenant shall be responsible for each party's legal costs incurred in this transaction, as well as being responsible for stamp duty land tax and registration dues.
EPC	Unit 5 has an EPC Rating of 'D' and Unit 6 has an EPC Rating of 'C'.
Viewing and Further info	Viewings and further information can be obtained by contacting the sole letting agents on 0131 225 8344; Ben Johnston Ben.johnston@eu.jll.com or Janey Douglas, Janey.douglas@eu.jll.com .

FOR SALE – Site, 24 Potterrow, Edinburgh EH8 9BL

Closing date – 12 noon, Wednesday 24 September 2014

Suitable for residential, retirement flats, student accommodation, hotel, retail, restaurant

Location	The site is located on the doorstep of Edinburgh University's main campus and on the border of Edinburgh's historic old town and within the UNESCO World Heritage site. The location offers a central position with easy access to the city centre and local attractions and ideally located to serve Edinburgh's growing student community. The site is located within a vibrant ethnic cafe quarter of Edinburgh. Adjacent to the site is the recently completed extension to the renowned Festival Theatre which created a contemporary state of art rehearsal space to the rear of the theatre building. This development includes new student accommodation at the corner of Potterrow and South College Street which is due for completion in September 2014.
Description	The site is currently used as a builder's site compound associated with the adjacent development. The site is due to be vacated in October 2104. The site is rectangular in shape and is split level with a gentle slope from back to front. There is a step up onto the site at both Potterrow and at the theatre extension. The property has a concrete base over the majority of the site. There is an existing vehicle access onto Potterrow to the south of the site. The property is bounded to the south and east by sandstone walls and four storey tenement buildings. Directly to the north is the theatre extension with Potterrow to the West. The previous use of the site was as a surface car park associated with the theatre.
Planning	The site could accommodate a number of potential uses which would be acceptable in planning terms at this location. This could include residential, retail, office, hotel, student accommodation or a mix of these uses. Any development proposal would be expected to provide an active frontage onto Potterrow, be mindful of the setting of adjacent listed buildings and respect the character of the South Side Conservation Area. It may be possible, subject to planning consent, to build up to and adjoin the Festival Theatre Extension. A right of access will be required to be retained at ground floor level onto Potterrow from the side to the theatre. Contacts for pre-application enquiries: Kevin Ryan (0131 529 3721) or Bruce Nicolson (0131 529 3516).
Services/ Ground Conditions	The site is served with mains electricity, gas, water, drainage and telecoms media along Potterrow. There is no data available for the existing ground conditions. Prospective purchasers should be aware that an archaeological study will be required as part of the planning process.
Access	Vehicular access to the site is restricted to Potterrow. There is pedestrian access along the side of the adjacent theatre building onto Nicolson Street. The access is to be retained at ground floor level. There is a bus stop immediately in front of the site. A right of access will be required to be retained at the junction with the theatre extension.
Terms	The Council are inviting offers for their heritable interest in the property. The site is currently occupied as a builder's compound for the adjacent theatre extension and student accommodation. The lease will expire in October 2014. Vacant possession will not be available until after the current lease expires. In addition if any site investigation is required this will not be permitted until after the lease expiry.
Fees	The purchaser will be expected to pay the Council's reasonably incurred legal costs plus Corporate Property costs of 2% of the purchase price

**Contact/
Viewing**

For more information or to arrange a viewing of the premises please contact:

Alistair McArthur, Consultant Estates Surveyor 0131 529 5261, alistair.mcarthur@edinburgh.gov.uk or alternatively Frances Maddicott, Property Assistant 0131 529 5828, frances.maddicott@edinburgh.gov.uk.

Offer Guidance

Offers should include the following:

- Headline Price
- Schedule of abnormal costs, if abnormal costs are to be deducted from the purchase price the offer should contain a minimum purchase price
- Proposed timescale for acquisition / development
- Conditions of purchase
- Confirmation of funding
- Any development / renovation proposals with indicative layout drawings

For Sale (On the instructions of Police Scotland) - 23 Ex-Police Boxes

Closing Date – 12 noon, Wednesday 8 October 2014

An exciting and unusual opportunity to obtain a distinctive piece of cast iron street furniture

Offers are invited for individual boxes only

The Boxes

This is the last batch of Edinburgh boxes to be sold by Police Scotland. It is a unique opportunity to acquire a piece of very distinctive street furniture. The boxes were specifically designed to complement the classical architecture of Edinburgh by the then City Architect Ebenezer MacRae between 1931 and 1933. Their design is thought to be unique incorporating the Edinburgh City's crest. The long elevations have two bay widths with pilasters. The short elevations have single bays with pilasters surmounted with open pediments containing a ribboned wreath decoration. Most have saltire patterned cast iron astragals although few are glazed with most being plated over either internally or externally.

The boxes are items of street furniture and do not constitute heritable property. The Police do not own the sites on which the boxes are located. **The sites of the boxes are therefore not for sale** and purchasers wishing to keep boxes in situ must make arrangements with the landowner or Council to keep a box where it is. A list detailing the locations and information on the land ownership is contained in the table accompanying these particulars.

The boxes are approximately 1.98m (6'6") by 1.37m (4'6") with a ridge height of approximately 2.74m (9'0") and may be suitable for a variety of uses. Each box is constructed of cast iron and is thought to weigh in the region of two tonnes. Boxes are available for sale individually. Offers for more than one box must be submitted separately for each box.

The successful purchasers must either:

- (1) apply for all relevant Council permits, consents, Planning Permission and ground lease to keep the box in its current location or
- (2) remove the box from site and this will be done by the purchaser at their own expense and within a reasonable timescale of their offer being accepted. It is unlikely that consent will be forthcoming to remove a listed box. To facilitate removal the purchaser must terminate and make good any utility connections, make good the ground and reinstate fencing or walls to the satisfaction of the Police, the City of Edinburgh Council and the owner of the ground.

Price

There is no price guide. Written offers are invited and must be submitted in a sealed **official Council Offer envelope**. Guidance for submitting offers is provided later in these particulars. In addition to the sale price, the Council's Sales fee of £100 per box will be payable by the successful purchaser(s), with each party meeting their own legal fees and costs.

Proposed Use

The proposed use will be taken into consideration therefore bids must include details of the intended use. Prior to submitting a bid it is strongly recommended that you take professional advice and thoroughly investigate the actions, permissions, planning consents and licences required to convert the use of a box to a proposed use or alternatively to have it removed. It is unlikely that consent will be forthcoming to remove a listed box. Some useful contact details have been provided later in these particulars.

Utilities

Most boxes had been wired for electricity or have had ducting installed to connect to utilities. Most were installed in the 1930's and require complete rewiring and checking by an electrician. The water supplies have been disconnected to all boxes with the exception of Leamington Terrace where the supply exists but this has been disconnected to the wash hand basin. No warranty is given as to the existence or suitability of the utility connections.

Viewing/enquiries

The exterior of the boxes may be viewed at any time. Any party wishing to view an interior may do so only by prior arrangement with Craig Lamont of the Services for Communities Department. It will not be possible to view each and every box, therefore the inside of the Cowgate/Pleasance box will be made available for viewing. To arrange a viewing or for any other enquiries, please telephone 0131 529 5983, email craig.lamont@edinburgh.gov.uk or write to Craig Lamont, Senior Estates Surveyor, Estates Services, Services for Communities Department, The City of Edinburgh Council, G4 Waverley Court, 4 East Market Street, Edinburgh EH8 8BG

NAME	LOCATION	LISTED	LAND OWNERSHIP
Cambridge Street	Outside Usher Hall	No	2 = City Centre
Canongate	At Royal Mile Primary school	No	1
Canonmills	Jcn of Brandon Ter & Inverleith Row	No	1
Cowgate/Pleasance	At Jcn of Pleasance with the Cowgate	Yes	2 = City Centre
Craighentenny Road	Nr Jcn with Craighentenny Ave	No	2 = East
Dean Terrace	At Jcn with Deanhaugh St	Yes	3
Drummond Place	At Jcn with Great King St	Yes	2 = City Centre
Duddingston Crossroads	Jcn of Duddingston Road W & Milton Road W	No	4
Grassmarket	East end of Grassmarket, nr West Bow	Yes	2 = City Centre
Heriot Row	Nr Jcn with India St	Yes	2 = City Centre
Jock's Lodge	Nr Jcn of Restalrig Road S	No	1
Lanark Road	Nr Jcn of Baberton Ave	No	1
Leamington Ter	Nr Jcn of Gilmore Pl	No	2 = South
Marchmont Cr	At Jcn of Warrender Park Rd	No	2 = South
Market Street	At Jcn with Waverley Bridge	Yes	1
Mound	Nr Jcn with Princes St, in Princes St Gardens	Yes	1
Murrayfield Ave	Nr Jcn with Corstorphine Rd	Yes	2 = West
Pier Place, Newhaven	Outside Loch Fyne Fishmongers	Yes	5
Princes St (West End)	Nr Jcn of South Charlotte St	Yes	1
Quality Street	At Jcn of East Barnton Ave	No	2 = West
St John's Road	Nr Jcn of Victor Park Ter	No	6
Tollcross	Nr Jcn with Lauriston Place	No	2 = South
Whitehouse Loan	Nr Jcn with Thirlestane Rd	Yes	2 = South

Note 1 - Sited on land owned by the City of Edinburgh Council. Purchaser will need to enter into a ground lease with the Council to keep box on site. Contact: Julia McVean of Estates Services, Services for Communities Dept., G4 Waverley Court, East Market Street, Edinburgh EH8 8BG Tel: 0131 529 4320 E: julia.mcvean@edinburgh.gov.uk

Note 2 - Box is located in the public pavement or adopted highway and requires a Section 59 consent under the Roads (Scotland) Act 1984 from the appropriate divisional Area Roads Manager of the City of Edinburgh Council to keep the box in the same location. See Contacts List for appropriate contact address for each of the Area Managers (City Centre & Leith; North; East; West; South)

Note 3 - The Dean Terrace Resident's have an interest in the site of this box which is in Dean Terrace Gardens. Contact marketing agent Craig Lamont for further details.

Note 4 - Site was owned by Ford & Torrie Ltd (company was dissolved in 1996). Abercorn Estates may retain an interest as Superiors. Purchaser should contact Abercorn Estates for consent to keep box on site. Contact marketing agent Craig Lamont for further details.

Note 5 - Site owned by Forth Ports Ltd. Purchaser would need to enter into a ground lease with Forth Ports to keep box on site.

Note 6 - Site owned by Yolund Ltd., Ralston Garage, 255 Glasgow Road, Paisley PA1 3EP. Purchaser would need to enter into a ground lease with the landlord to keep box on site.

Useful Contact Details

Contact for ...	Address	Telephone	Email
<u>Planning, change of use and listed building consents</u>	Stephen Dickson, Services for Communities, City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG	Please contact by email	stephen.dickson@edinburgh.gov.uk
<u>Structural alterations and fitting-out of a box</u>	Building Standards, Services for Communities, City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG	0131 529 7826	buildingwarrant.applications@edinburgh.gov.uk
<u>Applications for permits required for trading (if keeping box in situ for a commercial use)</u>	Licensing Section, Services for Communities, City of Edinburgh Council, 249 High Street, Edinburgh EH1 1YJ	0131 529 4208	licensing@edinburgh.gov.uk
<u>Permission to keep box in public highway/pavement: Section 59 Consent of the Roads (Scotland) Act 1984</u>	Area Roads Manager, Services for Communities, City of Edinburgh Council	Please contact by email	See below for Area email addresses
<u>Rateable Value for business uses:</u>	The Assessor, Lothian Valuation Joint Board, 17A South Gyle Crescent, Edinburgh EH12 9FL	0131 344 2500	assessor@lothian-vjb.gov.uk

Area Roads Managers:

City Centre & Leith: Email: environment-ccl@edinburgh.gov.uk

East: Email: sfc.eastenvironment@edinburgh.gov.uk

West: Email: roads.westVIP@edinburgh.gov.uk

South: Email: Roads.SouthVIP@edinburgh.gov.uk

Contacts for removing a Box:

There are no established Contractor contacts for removing boxes. Interested parties are advised to contact their own building contractor for advice. Removal of a box will require a Hiab truck with crane. The parking of a Hiab on the public highway to effect removal will require a roads permit. Experienced Contractors should be familiar with the process of applying for this.

The Electricity contact is: SP Distribution Ltd., Customer Connection Team Tel: 0141 614 9997.

Conditions of Sale

- All sales will be subject to approval by the Scottish Police Authority
- Successful purchasers are to paint the box a colour other than Police Box Blue within one month of purchase. This may require planning consent in which case the box must be painted a different colour following the grant of Planning consent
- Preference will be given to unconditional offers
- The successful purchaser of each box shall pay the purchase price offered in full within two weeks of the date of being notified that their offer has been

accepted. Instructions for the method of payment will accompany the acceptance of a successful offer

- If an offer does not specify a particular box it shall be assumed that the offer applies to any box, and in which case Police Scotland shall be the sole judge as to which box any such offer shall apply
- Boxes for removal must be uplifted as soon as possible after the date of purchase. If the box is not paid for and uplifted within a reasonable timescale, it will be offered to another bidder at the sole discretion of Police Scotland
- Change of use of a box requires numerous consents and permissions. Professional advice should be sought in connection with the consents and permissions required for proposed alternative uses. All offerers will be responsible for ensuring that they comply with all regulations affecting the future use or removal of a box
- Each box is made of cast iron and weighs in the region of two tonnes. All persons wishing to remove a box are advised to seek specialist advice regarding the cost and practicalities of uplifting a box before submitting an offer. Removal of a box will require disconnection of any services for which fees to the utility provider will apply and the ground must be made good with any gaps in fences, railings or walls filled in to the satisfaction of the land owner.

Details for Submitting Offers

- The closing date for offers is Wednesday **8th October 2014 at 12 Noon**
- The proposed use must be stipulated in the offer
- The land on which the boxes currently stand is not in the ownership of the Police. Any offerers wishing to keep boxes in situ must contact the landowners or Area Roads Manager to obtain their permission for the box to remain on its existing site. Offerers should be aware that planning and other consents and permissions are required to keep the box(es) in situ and they are advised to contact the appropriate City of Edinburgh Council Department prior to submitting an offer to establish what consents and permissions are required for their specific use
- Offers must be submitted in writing in an **official Council Offer envelope**. These can be obtained upon request from Craig Lamont, Services for Communities Department. The offerer must write his/her name and address on the front of the envelope
- All offers must be sent in an official Council Offer envelope to:- Director of Services for Communities, G4, The City of Edinburgh Council, Waverley Court, 4 East Market Street, Edinburgh EH8 8BG
- Offers delivered by hand must be handed into City of Edinburgh Council Reception Staff at Waverley Court, 4 East Market Street, Edinburgh EH8 8BG and a receipt obtained
- Any offers received after 12 Noon on the closing date will be returned unopened and will not be taken into consideration
- Police Scotland does not bind itself to accept the highest or any offer
- Offers received by fax or e-mail will not be accepted
- VAT on the purchase price will not be charged by the Police
- Offers must be submitted in accordance with the above instructions. Failure to do so will result in the offer being declared void
- You are strongly recommended to take appropriate professional advice prior to submitting an offer
- Where there is a preference, offers should clearly state which box(es) is/are being offered for. Every attempt will be made to match up purchasers with specific boxes, however it is likely that this will not always be possible. Purchasers must indicate if they would or would not be prepared to accept any other box in the event that they are unsuccessful in bidding for a specific box. In the absence of any box being specified, such an offer will be deemed to be for any one of the boxes offered for sale