



ime DJK Group Ltd  
12 Home Street  
Edinburgh  
EH3 9LY

**To Let**  
£29,898 per annum

## 5 Mitchell House, Edinburgh EH6 7BD

Class 2 Office Premises

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## Location

Mitchell Street is located in Leith between Elbe Street and Constitution Street which is the main arterial route connecting Leith, Leith Walk with Edinburgh City Centre. The subjects are less than 2 miles from Princes Street.

Mitchell House is a multi-tenanted serviced office complex located in the trendy Shore area of Edinburgh. Mitchell Street provides a blend of commercial and residential accommodation. Other commercial occupiers locally include the Port of Leith Housing Association headquarters, Cowan & Partners CA, Solicitors offices, the Assembly Rooms and 30 plus cafés, bars and restaurants.

## Description

Mitchell House is a five-story former traditional bonded warehouse which has been converted into a modern serviced office complex. The subjects available comprise the ground floor suite. This flexible self-contained suite is available and can be open plan or divided. Currently there are three large shared offices, large entrance foyer which could be shared office space or a trade counter and a breakout/staff area with kitchen.

Internally, the subjects are finished to an excellent standard with good natural light providing bright and spacious areas. The offices are equipped to accommodate the latest technology and support office services in innovative and contemporary styling. The offices are fully fitted with cat 5 cabling, superfast Broadband, quality office lighting, air conditioning, central heating and are fully DDA compliant and can be furnished. Ready to move in and do business.

There is a bike space available and free on-street car parking facilities located in the vicinity of Mitchell Street.

### Accommodation

According to our recent measurement survey, the premises comprise of the following approximate net internal area:

Total: 270 sq. m (2,906 sq. Ft)

### Rent

A new FRI lease is available for £29,898 per annum.

### EPC

The Energy Performance Certificate rating is E+.

### Utilities

The property is served by mains electricity, water, and dedicated broadband up to 100 mbps.

### Lease Terms

The property is available on a new Full Repairing and Insuring (FRI) Lease for a term to be agreed.

### Rateable Value

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)), the subjects have a rateable value of £24,300. The uniform business rate for the current year is £0.498 pence in the pound.

Occupiers may be eligible for rates relief through the small business bonus scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

### Entry

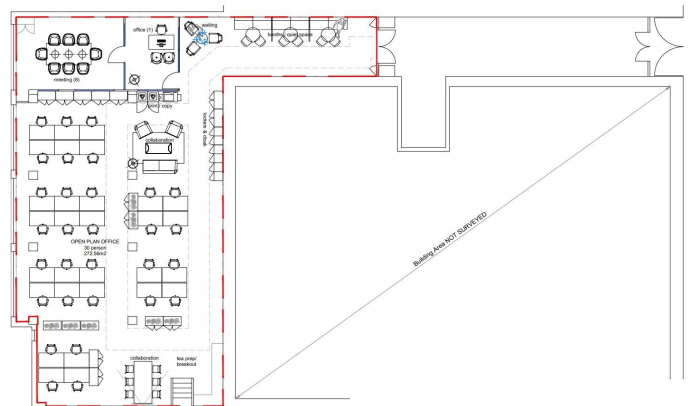
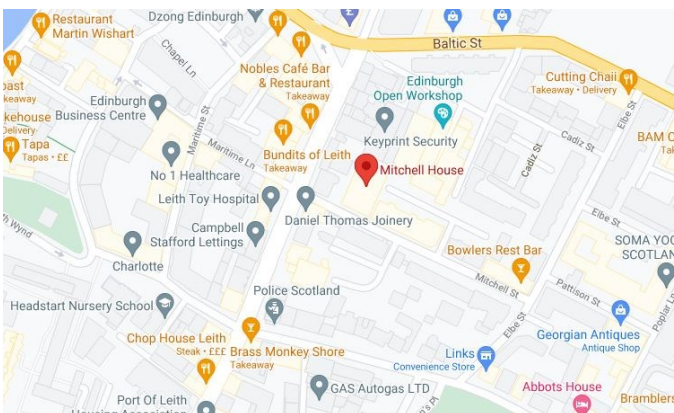
Upon completion of a formal missive under Scots Law.

### Legal Costs

Each party is responsible for their own legal and costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

### Viewing and Further Information

By appointment through the sole letting agent, ime DJK Group Ltd.



### IMPORTANT NOTICE - PLEASE READ CAREFULLY

Misrepresentation Act 1967 - ime DJK Group Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that:

These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 term of them.

The vendors or lessors do not make or give, and neither do ime DJK Group Ltd for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.