

Culverwell

PROPERTY CONSULTANTS

QUARTERMILE 2 TO LET

RETAIL / RESTAURANT PREMISES - LICENCE APPLIED FOR



QUARTERMILE 2, EDINBURGH, EH3 9EY

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Misrepresentation Act 1967: See Important Note Overleaf

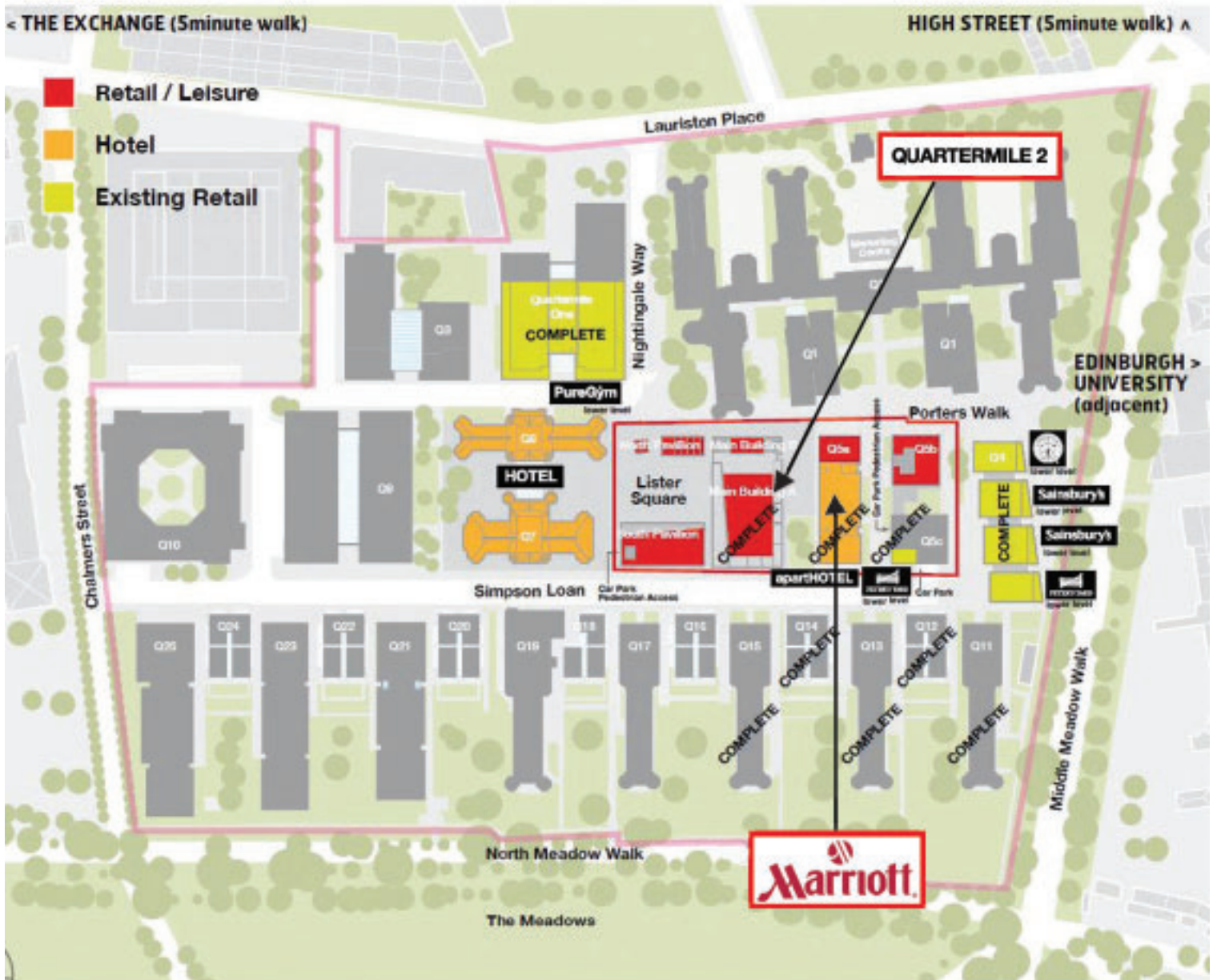
Masterplanned by internationally recognised architects Foster + Partners, Quartermile has injected new life and energy into the site of the city's former Royal Infirmary. Located within Edinburgh's world heritage site and sitting adjacent to the Meadows, it stands a quarter of a mile from Edinburgh Castle, a quarter of a mile from the Royal Mile and measures a quarter of a mile from corner-to-corner.

By completion, Quartermile will have:

- 900 modern and conversion apartments
- Over 350,000 sqft of premium office space
- 55,000 sqft of retail and leisure space
- 2 hotels
- Seven acres of green landscaping
- 900 car parking spaces

To date Quartermile has achieved;

- 270 apartments sold
- 220 apartments occupied
- 160,000 sqft office space complete
- Pure Gym occupy 18,000 sqft and opened Dec '09
- Retailers already on site include Peters Yard, Sainsbury Local, Starbucks and Pure Gym
- Aparthotel complete and operator fit-out to commence shortly
- Civic Square complete with various retail opportunities available
- Two of Scotland's largest and best known legal firms - Morton Fraser, MacLay Murray & Spens in occupation
- In house management company on site 24 hrs a day



DESCRIPTION

- The premises comprise modern retail / restaurant accommodation provided to a shell specification with capped services. Shop fronts have been installed and both units benefit from Class 1, 2 and 3 planning consents.
- Main building A benefits from a built-in extraction mechanism.
- Main Building A can be split and further details in this respect can be provided upon request. A licence has been applied for.

ACCOMMODATION

The gross internal areas are as follows:

Main Building A	4,779 sqft	443.97 sqm
Main Building B	378 sqft	35.12 sqm

RENT

Rental offers are invited on the following basis:

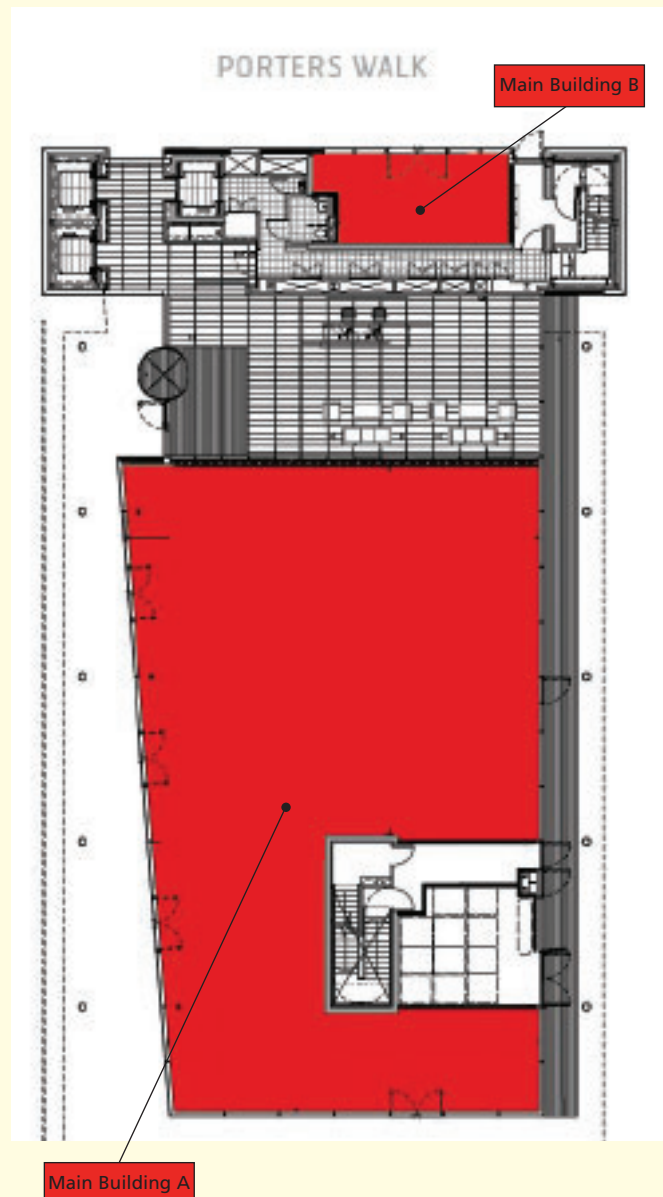
Main Building A	£100,000 per annum exclusive
Main Building B	£10,000 per annum exclusive

LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years and subject 5 yearly upward only rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.



- 1 EDINBURGH UNIVERSITY
- 2 GERORGE HERIOT'S SCHOOL
- 3 ST THOMAS OF AQUIN SCHOOL
- 4 EDINBURGH COLLEGE OF ART
- 5 EDINBURGH CASTLE
- 6 TOLLCROSS
- 7 THE EXCHANGE
- 8 WEST END
- 9 HAYMARKET
- 10 FOUNTAINBRIDGE
- 11 MEADOWS

- 3 adjacent bus stops (7 services)
- adjacent taxi rank
- Edinburgh Castle / Royal Mile - 5 minutes walk
- Princes Street - 10 minutes walk
- Waverley Rail Station - 10 minutes walk
- Haymarket Rail Station - 15 minutes walk
- St Andrew Square Bus Station - 15 minutes walk



VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Culverwell

Contact: Callum Mortimer

Tel: 0131 226 6611

Email: callum@culverwell.co.uk

Eric Young & Co

Contact: Eric Lindgren

Tel: 0131 226 2641

Email: elindgren@eyco.co.uk

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