



# COMING SOON!

Available Jan 2023

To Let - Ground Floor  
1,448 sq ft / 134 sq m

## WEST POINT

69 North Gyle Terrace  
Edinburgh  
EH12 8JY

- Fully refurbished
- Open plan suite
- 100% Electric building
- EV charge points
- Cycle hub
- LED lights
- Prominent location
- 3 dedicated car parking spaces

## LOCATION

West Point is situated on the highly prominent Maybury Road and Glasgow Road junction and is supported by excellent transport links. These include bus stops on both North Gyle Terrace and Glasgow Road, the Gyle Centre tram halt, Edinburgh Gateway and South Gyle train stations.

The Gyle shopping centre is a 10 minute walk from West Point, which is host to shops such as M&S, Boots, W H Smith, Morrisons, River Island and Monsoon. Notable neighbouring occupiers include The British Red Cross (within West Point), J.P. Morgan, BT, Diageo and Aegon.

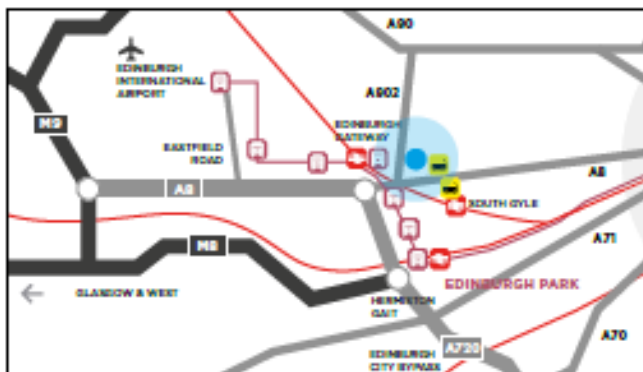
## DESCRIPTION

West Point is a modern office building and provides open plan office accommodation with good levels of natural daylight.

The property is going to be fully upgraded and will boast:

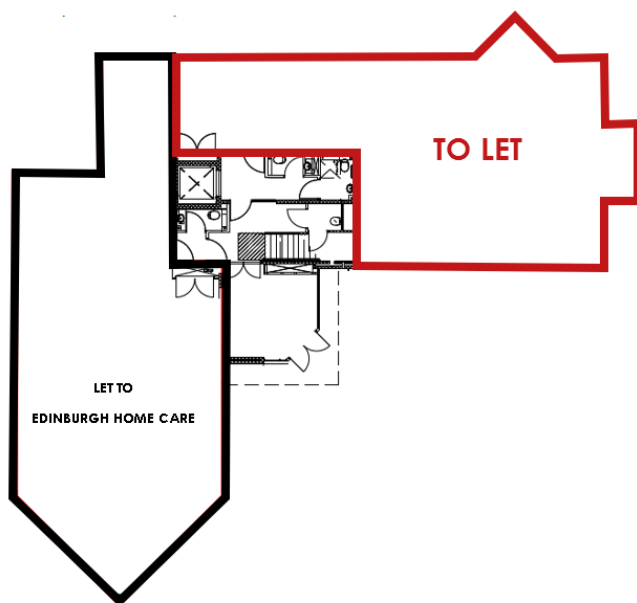
- Male, female and disabled WCs
- Passenger lift
- Reception with door entry system
- Raised floor
- Suspended ceiling
- Self-contained tea prep facilities
- Extensive storage
- Double glazed openable windows

## MAP



## ACCOMMODATION

The ground floor has a net internal area of 1,448 sq ft / 134 sq m.



**Fully electric building**



**EV charge points**



**Cycle hub**



**LED lighting**



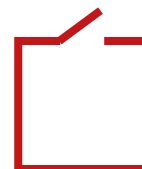
**New air heating/cooling system**



**EPC B expected**



**Dedicated car parking**



**Open Plan**



## LEASE TERMS

The suite is available to let on a Full Repairing and Insuring basis on lease terms to be agreed.

## SERVICE CHARGE

A service charge is applicable and details are available on request.

## VAT

VAT is payable on all outgoing related to the occupation of the building.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the incoming tenant responsible for the payment of registration dues and any LBTT payable.

## ENTRY

The suite will be available in January 2023

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises currently has a rateable value of £17,200.

It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

## EPC

The property currently has an EPC rating of D. However, after the refurbishment we expect to achieve a B.

## VIEWING & FURTHER INFORMATION



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**Eden** An Eden managed property