

lot 12

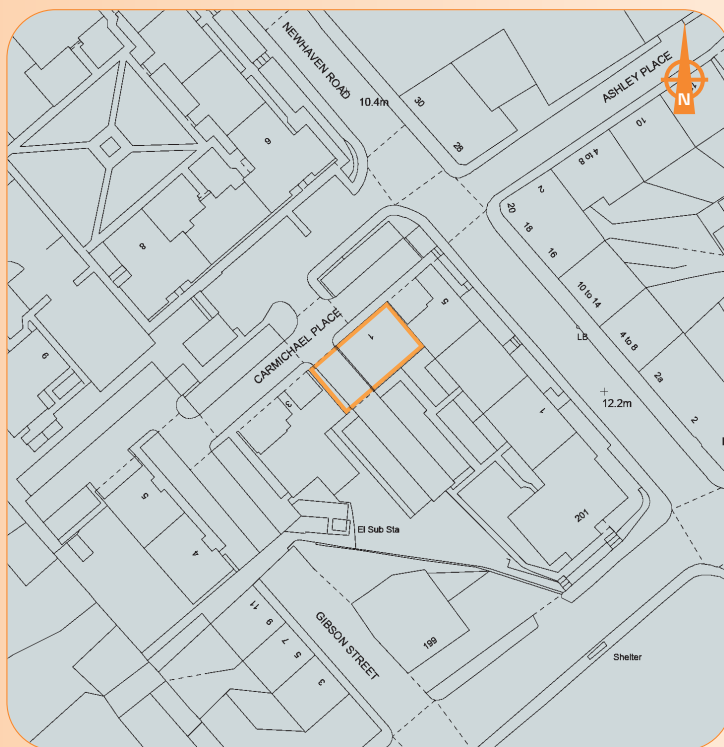
Rent
£110,115
per annum
exclusive

1 Carmichael Place Edinburgh EH6 5PH

Heritable Multi Let Modern Office
Investment

- Located close to Edinburgh City Centre
- Modern office building in a mixed use area
- Future residential potential (subject to consents)
- Occupiers include Siemens Plc, Changeworks and Warm Works Scotland
- On-site car parking





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Rent
£110,115
per annum
exclusive

Location

Miles: 1.5 miles from Edinburgh city centre

Roads: B900 (Broughton Road), A1

Rail: Edinburgh Waverley Station

Air: Edinburgh Airport (15 miles to the west)

Situation

Carmichael Place is located to the north-east of Edinburgh city centre close to Broughton Road, one of the main routes from Leith to the city. The area is predominantly residential but there are a number of mixed uses in the immediate vicinity including trade counter, retail and leisure uses. Carmichael Place is a modern residential and office development.

Description

The property comprises a modern office building comprising office accommodation at ground and four upper floors. There are a large number of car parking spaces within the Carmichael Place development to be used by all occupiers. The property may benefit from future residential potential (subject to the necessary consents).

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Mhairi Jarvis. Telephone: +44 (0)131 552 5191.

Six Week Completion

Tenancy and accommodation

| Floor | Unit | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|------|--------|----------------------------------|---|---------------------------------------|-----------------|------------|
| Ground Floor | 1 | Office | 54.44 sq m (586 sq ft) | CLAN GORDON LIMITED | From 20/06/2011 (1) (holding over) | £6,000 | |
| Ground Floor | 1a | Office | 28.98 sq m (312 sq ft) | CLAN GORDON LIMITED | 1 year from 01/01/2016 (1) | £3,120 | 31/12/2016 |
| First Floor | 2 | Office | 99.21 sq m (1,068 sq ft) | CHANGEWORKS RESOURCES FOR LIFE | 11 years from 18/09/2009 | £16,050 | 17/06/2020 |
| First Floor | 3 | Office | 99.40 sq m (1,070 sq ft) | CHANGEWORKS RESOURCES FOR LIFE | 11 years from 18/09/2009 | £13,900 | 17/06/2020 |
| Second Floor | 4 | Office | 99.59 sq m (1,072 sq ft) | DEUTSCHE WINDTECHNIK LIMITED | 4 years from 03/06/2013 (2) | £11,000 | 14/05/2017 |
| Second Floor | 5 | Office | 99.31 sq m (1,069 sq ft) | CHANGEWORKS RESOURCES FOR LIFE | 6 years from 13/01/2014 | £13,920 | 12/06/2020 |
| Third Floor | 6a | Office | 32.05 sq m (345 sq ft) | EUPHORION COSMETICS LIMITED | 1 year from 15/02/2016 | £4,200 | 14/02/2017 |
| Third Floor | 6b | Office | 54.34 sq m (585 sq ft) | CONNECT COMMUNICATIONS PUBLICATIONS (SCOTLAND) LIMITED | 4 years from 16/09/2015 | £7,000 | 10/01/2019 |
| Third Floor | 7a | Office | 23.87 sq m (257 sq ft) | CSQ CONSULT LIMITED | 3 years from 16/11/2015 (3) | £3,125 | 18/06/2018 |
| Third Floor | 7b | Office | 55.64 sq m (599 sq ft) | CSQ CONSULT LIMITED | 6 years from 18/06/2012 (3) | £6,900 | 18/06/2018 |
| Fourth | 8 | Office | 99.40 sq m (1,070 sq ft) | SIEMENS PLC (4) | 5 years from 29/01/2016 | £11,000 | 28/01/2021 |
| Fourth | 9 | Office | 98.66 sq m (1,062 sq ft) | WARM WORKS SCOTLAND LLP | 5 years from 03/05/2016 | £13,900 | 02/05/2021 |
| Total | | | 844.89 sq m (9,095 sq ft) | | | £110,115 | |

(1) RPI linked rent review. There is a two month rolling break option.

(2) The seller is holding a £1,170 rent deposit.

(3) The lease provides for a tenant option to determine the lease on 18/06/2017.

(4) The lease provides for a tenant option to determine the lease on 29/01/2019. Siemens are entitled to 12 months' rent free if they do not exercise the 2019 tenant option to determine.

Note: Interested parties should refer to the legal pack for detail of the repairing obligations for all tenants.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby.

Tel: +44 (0)207 320 3968.

Email: greg.rigby@dentons.com

See: **www.acuitus.co.uk** for further details



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