

# 49/1 West Bowling Green Street

EDINBURGH, EH6 5NX



## THE PROPERTY

McEwan Fraser Legal is delighted to bring to the market this spacious, first-floor office space with parking for five vehicles.

The subjects are approx 3300 sq ft in total and are currently split into two offices each with its own access. The rear office can be accessed via a door at the side of the property and is located at the top of the entrance stairs with a spacious mezzanine floor and large windows for natural light it would make a great office, studio etc. The office at the front of the building is accessed from the main door into a welcoming hallway with stairs leading to the first floor. This office has two large meeting rooms. The property has shared kitchen and toilet facilities which can be accessed from the hallway between both offices. The property also benefits from five parking spaces.



The property is suitable for larger companies moving staff into hybrid working and scaling back their office space. Businesses looking to utilize one of the offices and benefit from a rental income by letting the second space out or indeed a buy-to-let landlord looking for an investment in a popular and bustling industrial estate within walking distance of Edinburgh City Centre.



**OFFICE 1**



OFFICE 1



MEZZANINE



OFFICE 2

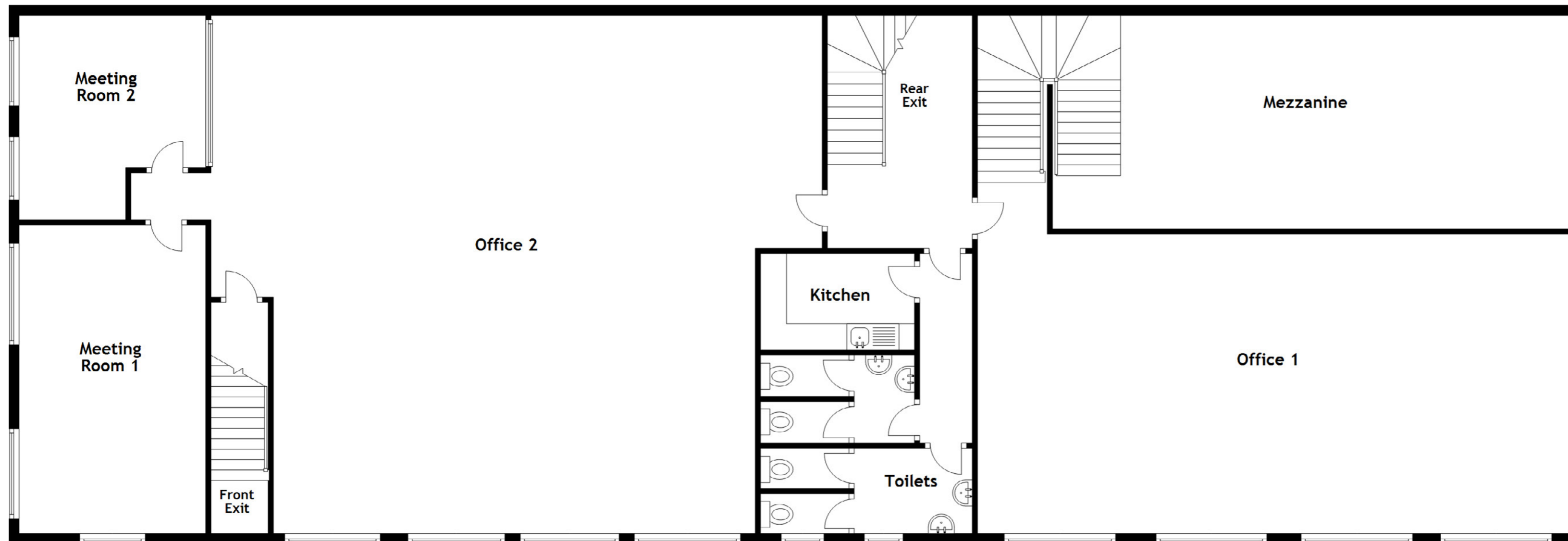


OFFICE 2



MEETING ROOMS





## FLOOR PLAN

Approximate Dimensions  
(Taken from the widest point)

Office 1	11.36m (37'3") x 9.71m (31'10")
Mezzanine	9.92m (32'7") x 4.08m (13'5")
Office 2	11.71m (38'5") x 9.93m (32'7")
Meeting Room 1	5.92m (19'5") x 3.58m (11'9")
Meeting Room 2	3.91m (12'10") x 3.58m (11'9")
Kitchen	2.95m (9'8") x 1.84m (6'1")

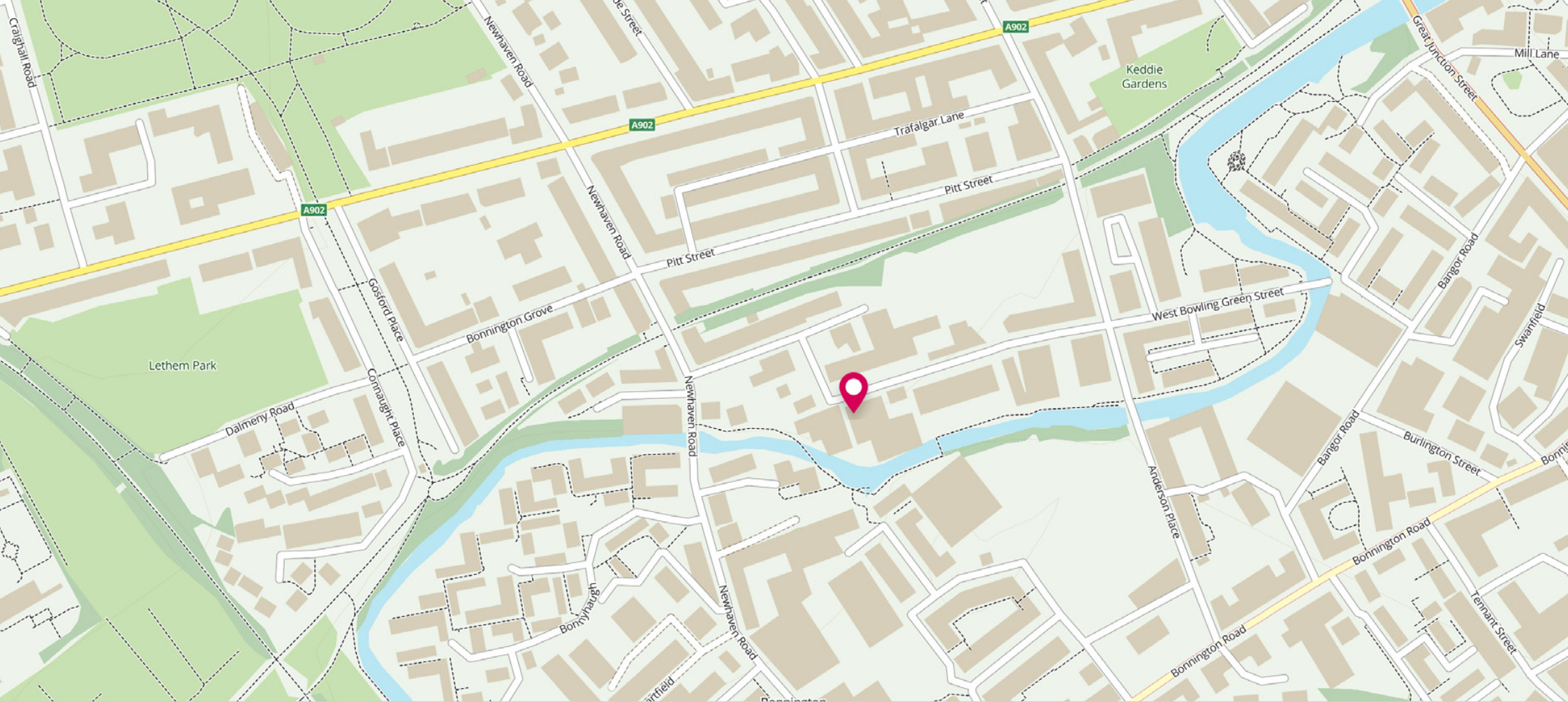
Tenure: Freehold would consider leasehold.

Services: Mains gas, electricity, water and drainage.

## THE LOCATION

The property is situated on West Bowling Green Street within the Bonnington district of Edinburgh. Situated 2 miles from the city centre, the premises are easily accessible via car or public transport and are well located within an industrial estate in a residential area. The industrial estate is well placed and within walking distance to the Water of Leith and Leith's Shore as well as Cannonmills/ New Town. Nearby commercial occupiers include a gym, nursery, roofing company and a garage. Some of the bigger occupiers include Scott Coppola and Howdens.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**CONNIE NUGENT**  
 Surveyor



Professional photography  
**MARK BRYCE**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer

