

BARCLAY HOUSE

108 HOLYROOD ROAD, EDINBURGH EH8 8AS

JUNE 2006



PRIME OFFICE INVESTMENT IN SCOTLAND'S CAPITAL



Fully let to Scotsman Publications Limited

- Lease expiring 2024
- Annual RPI indexed rent reviews
- Highly reversionary
- Vacant possession value exceeds investment value

Adjacent to The Scottish Parliament

- Modern Office Building
- 75,514 sq ft
- 69 Car Spaces

Offers in excess of £22.7 million

- NIY 4.5%
- EY 6.0%



Investment Summary 3, Proposal 4, The Asset 7, Tenancy 8, Tenant Profile 8, The Property 8, Accommodation 10, Specification 11, The City of Edinburgh 14, Transport 17, Edinburgh Office Market 18, Edinburgh Growth Areas 22, Holyrood 23,

Contents

Investment Summary	03
Proposal	04
The Asset	07
Tenancy	08
Tenant Profile	08
The Property	08
Accommodation	10
Specification	11
The City of Edinburgh	14
Transport	17
Edinburgh Office Market	18
Edinburgh Growth Areas	22
Holyrood	23



BARCLAY HOUSE FROM SALISBURY CRAGS



MAIN ENTRANCE



REAR TERRACE

Investment Summary

- Prime, landmark office building completed in 1999
- Grade A office accommodation
- 75,514 sq ft (7,015 sq m) on four storeys, 69 secure lower ground floor car parking spaces (1:1,094 sq ft)
- Let to The Scotsman Publications Limited until 9th October 2024
- Annual RPI indexed rent reviews, minimum of 2%, maximum of 8%
- Discounted Rent equating to £13.40 per sq ft
- Highly reversionary (ERV £23 per sq ft)
- Vacant possession value exceeds investment value
- Freehold
- Offers in excess of £22,700,000
- Net Initial Yield 4.5%, Nominal Equivalent Yield 5.98%

Proposal

We are instructed to seek offers in excess of £22,700,000 for the benefit of the freehold interest in Barclay House.

Adopting the minimum annual increase of 2%, and projected rates of 3% and 5% based upon the quoting terms and an ERV of £1.77m per annum, with costs of 5.7625% provides the following yield profiles.

RPI		2%	3%	5%
Net Initial Yield		4.50%	4.50%	4.50%
Nominal Equivalent Yield		5.98%	6.24%	6.86%
True Equivalent Yield		6.21%	6.49%	7.16%
Net Reversionary Yield	4 Jan 2007	4.59%	4.63%	4.72%
Net Reversionary Yield	4 Jan 2008	4.68%	4.77%	4.96%
Net Reversionary Yield	4 Jan 2009	4.77%	4.92%	5.21%
Net Reversionary Yield	4 Jan 2010	4.87%	5.06%	5.47%
Net Reversionary Yield	4 Jan 2011	4.97%	5.21%	5.74%
Net Reversionary Yield	4 Jan 2012	5.07%	5.37%	6.03%
Net Reversionary Yield	4 Jan 2013	5.17%	5.53%	6.33%
Net Reversionary Yield	4 Jan 2014	5.27%	5.70%	6.65%
Net Reversionary Yield	4 Jan 2015	5.38%	5.87%	6.98%
Net Reversionary Yield	4 Jan 2016	5.48%	6.05%	7.33%
Net Reversionary Yield	4 Jan 2017	5.59%	6.23%	7.69%
Net Reversionary Yield	4 Jan 2018	5.71%	6.41%	8.08%
Net Reversionary Yield	4 Jan 2019	5.82%	6.61%	8.48%
Net Reversionary Yield	4 Jan 2020	5.94%	6.80%	8.91%
Net Reversionary Yield	4 Jan 2021	6.05%	7.01%	9.35%
Net Reversionary Yield	4 Jan 2022	6.18%	7.22%	9.82%
Net Reversionary Yield	4 Jan 2023	6.30%	7.44%	10.31%
Net Reversionary Yield	4 Jan 2024	6.42%	7.66%	10.83%
Net Reversionary Yield	10 Oct 2024	7.38%	7.38%	7.38%

The quoting terms equate to a capital value of approximately £300 per sq ft.



VAT

The property has been elected for VAT.

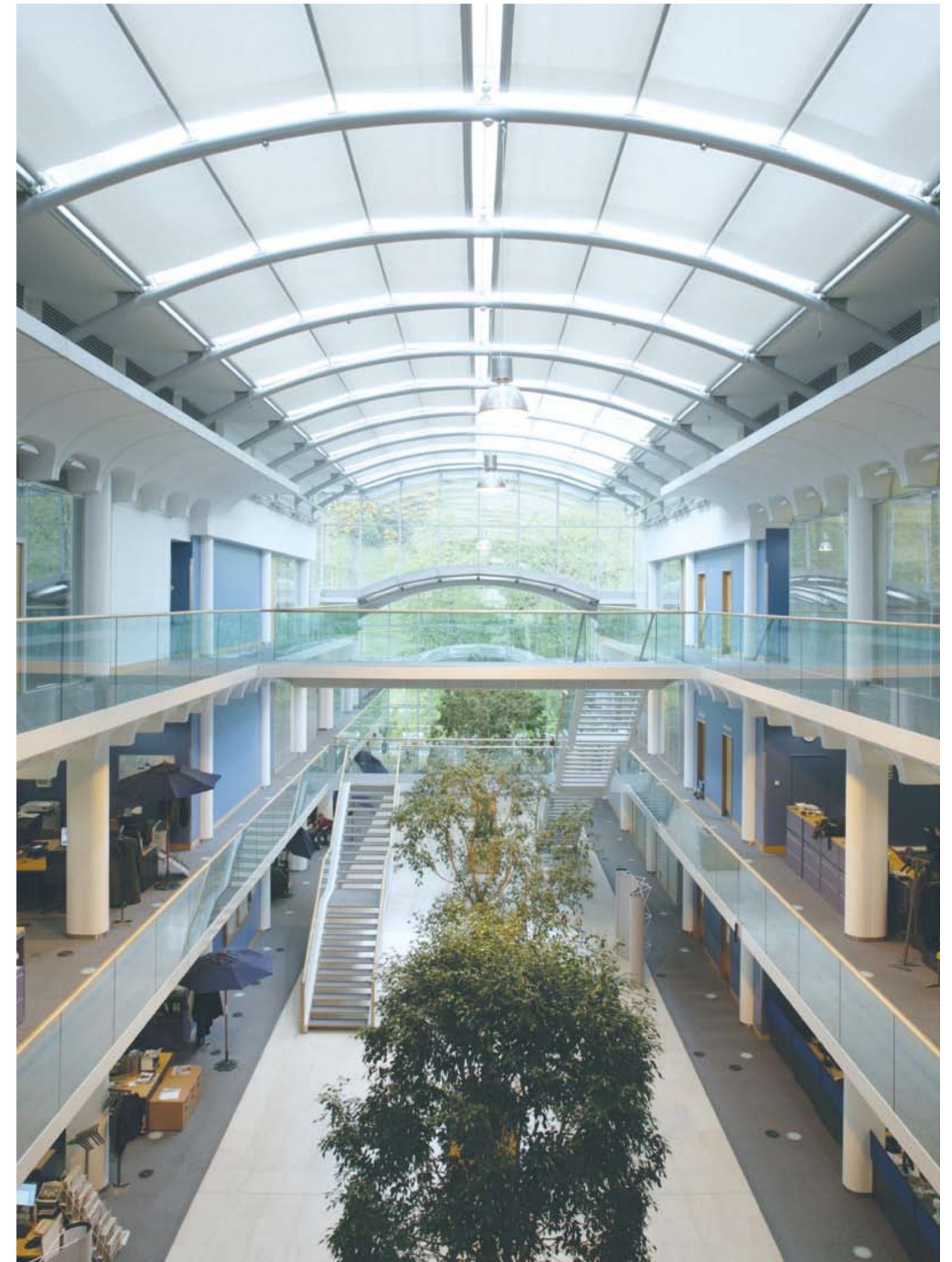
ATRIUM



RECEPTION



RESTAURANT





The Asset

Barclay House has significant investment appeal in light of its fundamental inherent property characteristics and the existing occupational lease structure.

Guaranteed annual rental growth, combined with significant reversion, either at lease expiry or earlier due to the tenants occupational requirements, places this investment in a unique position in this asset class.

The initial contracted rent was £1.65m per annum. This rent was subject to annual RPI increases. A Deed of Variation, effective from 1 January 2006 reduced the rent payable to the landlord to £1,080,000 per annum (The Discounted Rent). The Discounted Rent is subject to annual RPI increases, with a minimum and maximum annual increase of 2% and 8% respectively.

The Treasury monthly surveys of forecasts for the UK economy confirm that economists expect low inflation to persist. The May report contains forecasts through to 2010 where these are available from contributing houses. The forecast for CPI is at or below target (2%) in each year and the forecast for RPIX remains below its old target of 2.5%. Although a forecast for RPI is not published, given that RPIX and RPI move in similar ways, it is possible to conclude that the RPI will remain in the area of 2.5%.

Oxford Economic Forecasts predict all three measures through to 2010. It has RPI slightly above 2.5% but below 3%.

The Discounted Rent is effectively personal to the existing tenant. Should the tenant seek to assign/sublet part or the whole, the Discounted Rent is increased by an agreed formula to reflect the open market rental value in respect of that part or the whole.

The current Discounted Rent of £1,080,000 per annum equates to approximately £13.40 per sq ft on the office accommodation and £1,500 per annum, per car space.

We are of the opinion that the property has an estimated rental value in the order of £1.77m per annum, equating to £23 per sq ft.

The adjacent speculative office development, Holyrood House, recently let to Citigroup Global Investments. The agents were quoting terms in the order of £24 per sq ft.

www.holyroodparkhouse.co.uk

Annual inflation rate (%) by three different indices (Oxford Economic Forecasts, April 2006).

	RPI	RPIX	CPI		RPI	RPIX	CPI
Actual				Forecast			
1995	5.9	5.6	2.7	2006	2.4	2.3	2.0
1996	2.5	2.9	2.5	2007	2.4	2.3	1.8
1997	3.1	2.7	1.8	2008	2.8	2.5	1.9
1998	3.3	2.6	1.6	2009	2.7	2.5	1.9
1999	1.5	2.2	1.3	2010	2.6	2.5	1.8
2000	2.8	2.0	0.8				
2001	1.8	2.1	1.2				
2002	1.6	2.2	1.3				
2003	2.8	2.7	1.4				
2004	2.9	2.2	1.3				
2005	2.8	2.7	2.1				

Tenancy

The entire building is let by way of a full repairing and insuring lease from 10th October 1999 until 9th October 2024.

The tenant is The Scotsman Publications Limited (SC020911).

The Discounted Rent received by the landlord effective from 4th January 2006, is £1,080,000 per annum.

The rent is reviewed annually as at 4th January.

The reviewed rent equates to the total received in the year prior to the review and an amount equating to the RPI increase. There is a minimum increase of 2% per annum and a maximum increase of 8% per annum.

The rent will therefore increase to a minimum of £1,101,600 per annum as at 4 January 2007.

Tenant Profile

Johnston Press Plc completed the corporate acquisition of The Scotsman Publications Limited on 4th January 2006.

In the year ended 31/12/2004 The Scotsman Publications Limited had a turnover of £63.5 million, with a pre-tax profit of £4.9 million and shareholder funds of £50.873m.

No figures have been reported since Johnston Press Plc acquired the Scotsman Publications Limited.

For the year ended 31/12/2005 Johnston Press Plc had a turnover of £520.2 million, with a pre-tax profit of £151.4 million and shareholder funds of £476.5m. Johnston Press Plc has an estimated market capitalisation of £1.4bn.

www.johnstonpress.co.uk



The Property

The building is arranged around an open ended atrium facing south to Holyrood Park and Salisbury Crag. The principal accommodation is arranged on three floors, with a lower level containing plant, car parking and offices. The atrium is bridged, incorporating feature stairs which ensure efficient circulation around the floor plates.

The building has an in-situ concrete frame, clad in natural Yorkstone. Satin anodised curtain walling and a barrel vaulted glazed roof to the atrium create a dramatic working environment.





RESTAURANT

Accommodation

FLOOR	DESCRIPTION	NIA (SQ M)	NIA (SQ FT)
Lower ground	Computer room	148.1	1,594
	Offices	513.6	5,529
		661.7	7,123
Ground	Main reception	195.5	2,104
	Atrium	560.1	6,029
	Offices – east wing	1,143.5	12,309
	Offices – west wing	948.0	10,205
	Additional areas	20.9	225
		2,868.0	30,872
First	Offices	1,875.3	20,186
	Additional areas	12.9	139
		1,888.2	20,325
Second	Offices	1,559.3	16,785
	Additional areas	38.0	409
		1,597.3	17,194
TOTAL		7,015.2	75,514
Lower ground car parking	Spaces		69*

* The car ratio equates to 1:1,904 sq ft (101.6 sq m)
This compares with a current standard of 1:5,382 sq ft (500 sq m)



CAR PARK

Specification

- Clear floor to ceiling height in the offices of 2.915m (3.35m to general concrete soffit level)
- Full access raised flooring with a clear void of 450mm throughout the office areas
- The building benefits from a mix of natural and mechanical ventilation. The offices are treated by a positive air displacement system, with floor swirl grilles with air extraction from the atrium. The system is augmented in part by air conditioning, and radiators and trench heaters.
- Internal basement car park with security entry system providing 69 car spaces and 53 cycle spaces
- Duplex 13 person passenger lift to all levels and an additional 16 person service lift
- The office floor slabs are designed to 4KN/m2 live loading plus 1KN/m2 for partitions

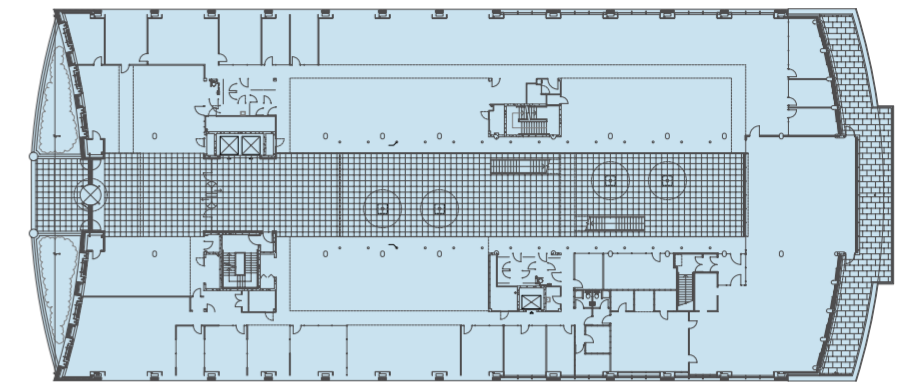
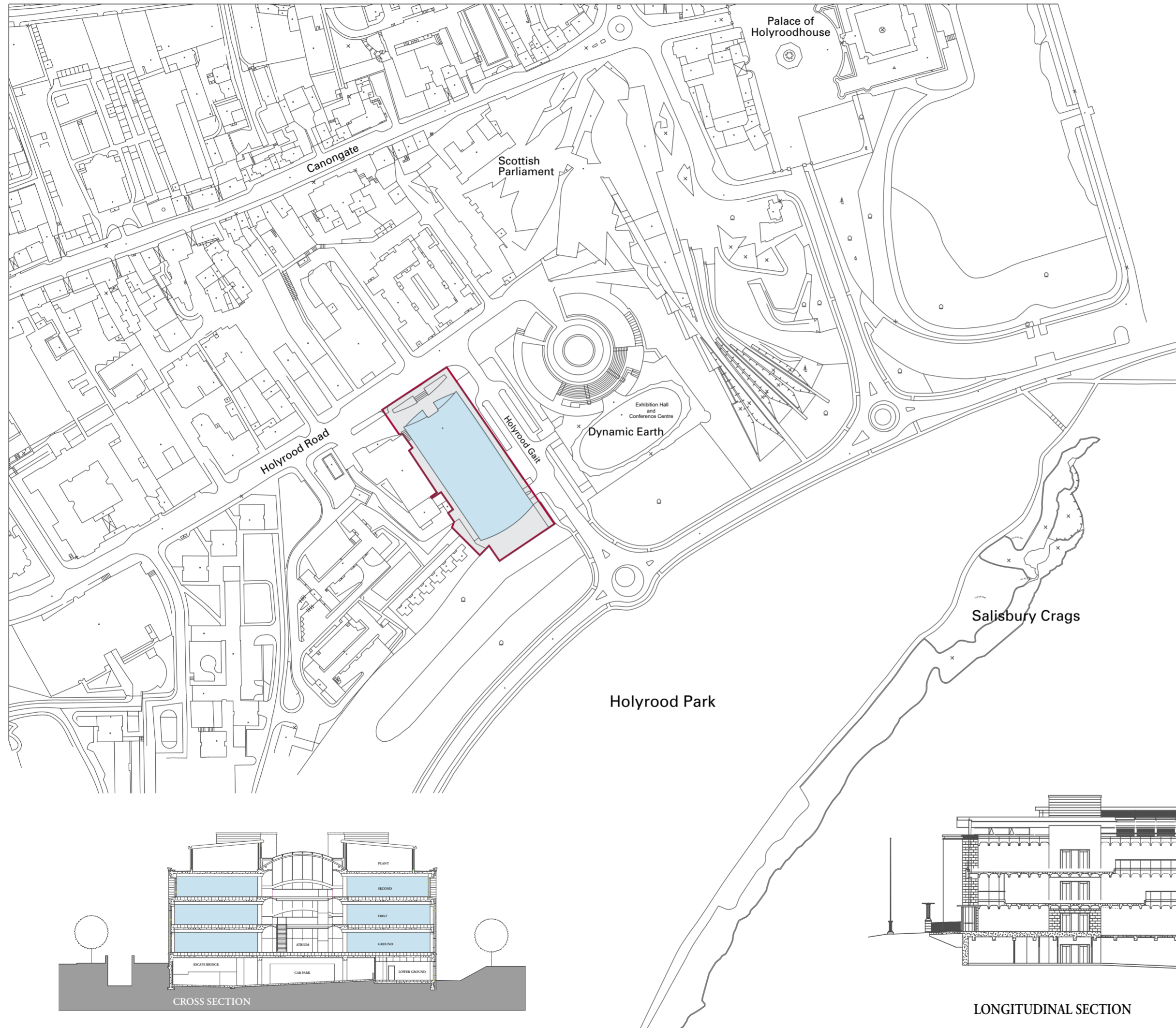


BOARD ROOM

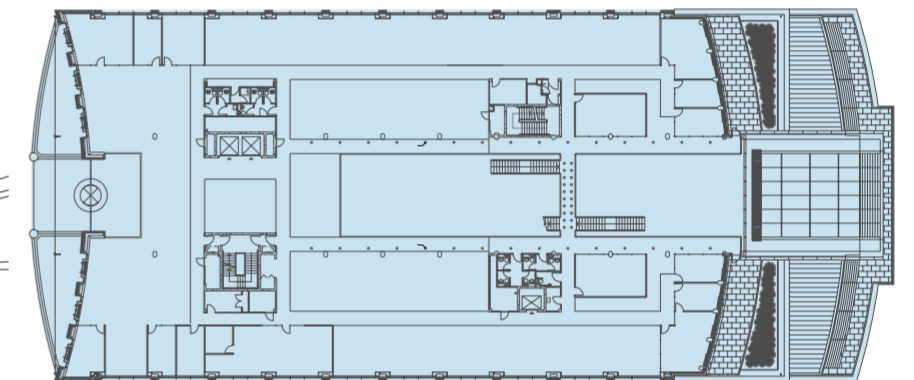


OFFICE

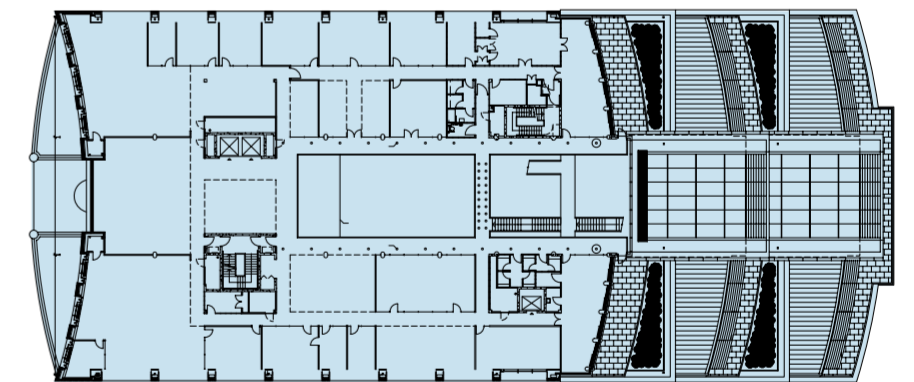




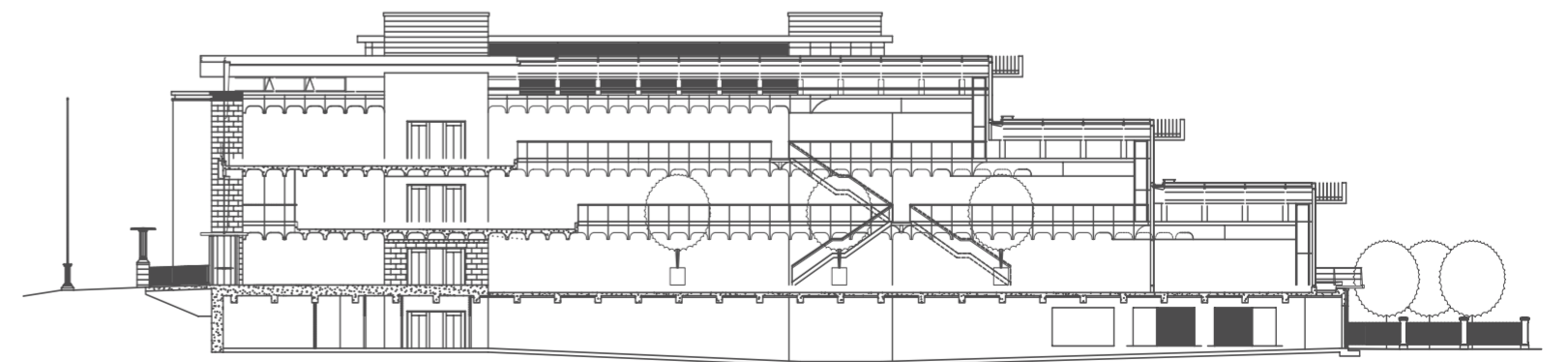
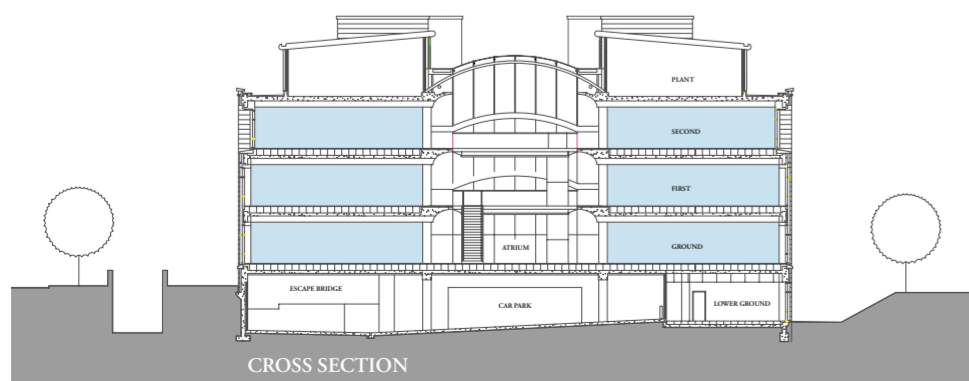
Ground Floor



First Floor

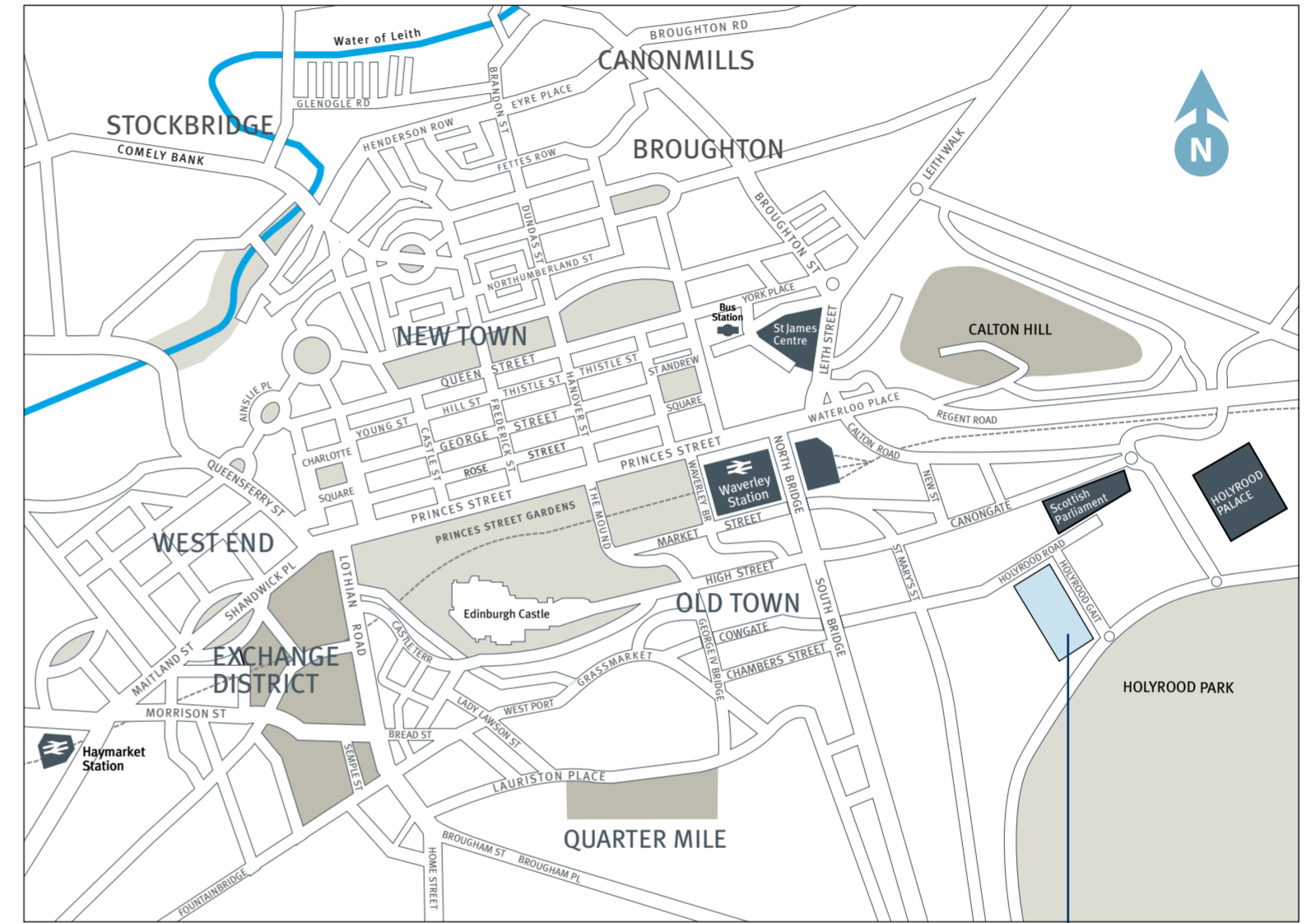


Second Floor



LONGITUDINAL SECTION

The City of Edinburgh



BARCLAY HOUSE



VIEW FROM SALISBURY CRAGS



DYNAMIC EARTH



SCOTTISH PARLIAMENT

- | | | |
|--------------------------------|-----------------------|---------------------|
| 1 Holyrood Park House | 5 Caltongate | 9 Princes Street |
| 2 Dynamic Earth | 6 New Council Offices | 10 Charlotte Square |
| 3 The Scottish Parliament | 7 Waverley Station | 11 The Exchange |
| 4 The Palace of Holyrood House | 8 St Andrew Square | 12 Quartermile |

The City of Edinburgh

Edinburgh is a European Capital City and is ranked the UK's second largest financial centre after London. The city is Scotland's financial capital and is Europe's sixth largest financial centre. The city has £327 billion funds under management¹. Standard Life, Scottish Widows and Aegon all operate from the city. Two of the UK's leading clearing banks, The Royal Bank of Scotland and Halifax Bank of Scotland are headquartered in the city.

- The Royal Bank of Scotland was established in 1727 and is one of Europe's leading financial services group. The Royal Bank of Scotland recently completed a new 350,000 sq ft headquarters complex at Gogarburn to accommodate 3,500 staff.
- Halifax Bank of Scotland – Halifax and Bank of Scotland merged in 2001 to create the UK's largest mortgage and savings provider. The bank is headquartered in Edinburgh.
- Standard Life has been established for more than 175 years. The company has assets under management of £86 billion.
- The City of Edinburgh Council are relocating to New Street and a bespoke 193,000 sq ft (17,930 sq m) office building.



Edinburgh is Scotland's capital city with a resident population of approximately 450,000² and a catchment in the order of 780,000 people. Edinburgh has accounted for more than 7% net population growth in Scotland during the 1990s and the population of Lothian is set to grow by approximately 10% by 2015³.

Edinburgh and Lothian's labour market remains robust relative to Scotland as a whole. According to the City of Edinburgh Council, unemployment at 2.4%⁴ is at a record low and less than the Scottish average of 3% and at a similar level to the UK average. The city has the benefit of a wide pool of labour providing a skilled workforce. Employment within the city has been on an upward trend since 1984.

Edinburgh has a diverse economic base which includes biotechnologies, education, research, construction, tourism, brewing and local and national government administration.

¹ Source: Scottish Financial Enterprise, 31st December 2003

² Source: City of Edinburgh Council, City Development Department

³ Source: Scottish Executive Planning Publication 2003

⁴ Source: ONS and City Development Department of the City of Edinburgh Council (April 2005)



THE OMNI CENTRE



HARVEY NICHOLS

Edinburgh is a major tourist destination with in excess of 4.8 million visitors per annum.

For the period to September 2003, Edinburgh experienced an increase in visitor numbers by 4.2% compared to the same period in 2002. Edinburgh Castle is visited annually by just over one million people. 'Our Dynamic Earth' is a flagship millennium project, opened in July 1999. Visitor numbers are 40% above projections and the venue has become a premier location for conference and hospitality in Edinburgh.

The Edinburgh International Conference Centre (EICC) opened in 1995. The EICC has hosted close to 1,500 events, bringing over 550,000 delegates to the city. This is estimated to have generated in excess of £125 million in economic benefit for Edinburgh and the surrounding area.

The devolved Scottish Parliament was created after a referendum of the Scottish people on 11th September 1997. The decision to locate the Scottish Parliament building at Holyrood was taken late in 1998. The building at Holyrood opened to the public on 7th September 2004. The Parliament building is home to the 129 elected members of the Scottish Parliament.

www.scottish.parliament.co.uk

Transport

Communication Links

Road

- Linked to the north by the M90
- Linked to west by the M8
- Linked to south by the A1

Rail

- Edinburgh has two railway stations - Waverley to the east and Haymarket to the west
- Both stations link to Glasgow and north of Scotland

Air

- Edinburgh Airport located 10 miles from city centre
- Edinburgh Airport is Scotland's fastest growing airport
- 7.5 million passengers per year
- 30 airlines
- 80 destinations
- Transatlantic service commenced June 2004



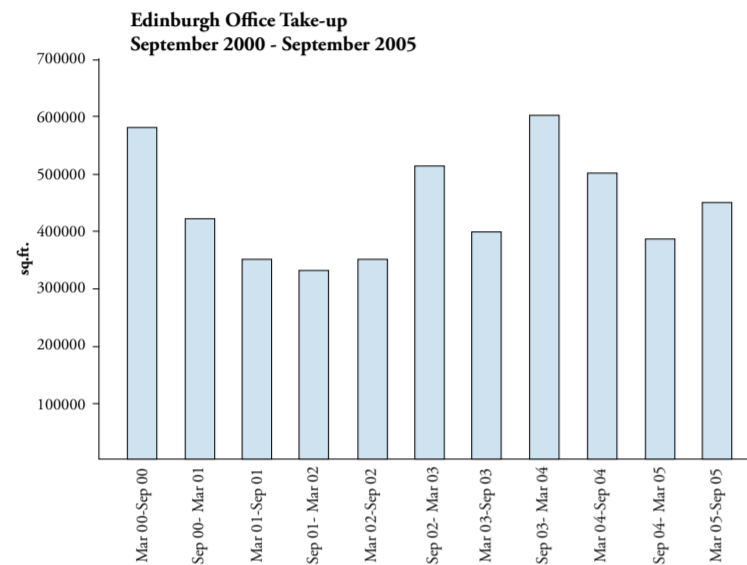
Transport Initiatives

Edinburgh has been subject to considerable focus to implement measures to address congestion and improve the level and quality of public transport initiative across the city to increase Edinburgh's future economic prospects.

Edinburgh Office Market

Supply

Total supply at September 2005 was calculated at approximately 2.29 million sq ft, an 11% reduction from 2.56 million sq ft as recorded six months previously. As with take up, the graph below illustrates the trend for supply over the same period. The most recent evidence of a reducing supply and increasing take up is an encouraging sign for the market.



Source – Atisreal

The completion of 40 Princes Street by Redevco providing 47,500 sq ft (4,413 sq m) of office accommodation released the last of the speculative Grade A developments currently available in Edinburgh. The next speculative scheme, Miller Developments/British Waterways second phase at Edinburgh Quay, extending 60,000 sq ft (5,574 sq m), is scheduled to complete in late 2006/early 2007. It is therefore likely that the trend for diminishing supply will continue in the short term. While supply remains in excess of 2 million sq ft it is noted that almost 25% of this supply is made up of only three buildings, Standard Life's Tanfield complex (204,000 sq ft, 18,952 sq m), Waverley Gate (213,000 sq ft, 19,788 sq m) and Abbey National's former HQ at St Andrew Square (120,000 sq ft, 11,148 sq m).

At present, there are seven new, centrally situated office schemes offering in excess of 10,000 sq ft (929 sq m) opportunities.

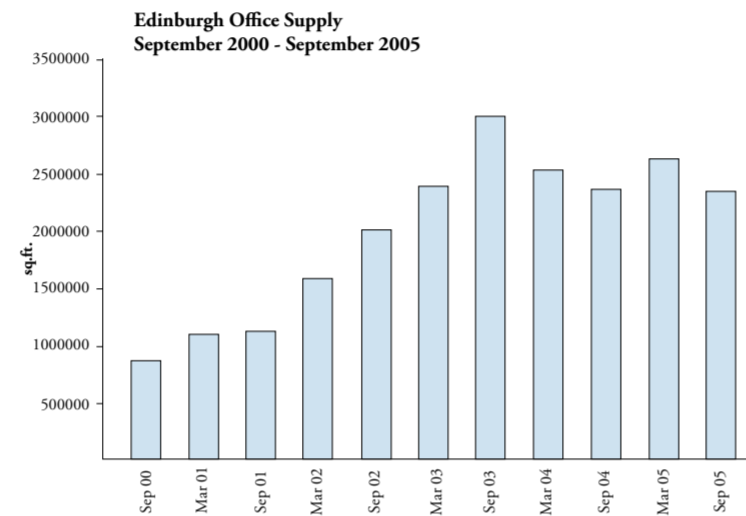
Demand

Take up for the six months to September 2005 increased by almost 20% from 375,000 sq ft (34,838 sq m) over the same period to March 2005, to 445,700 sq ft (41,406 sq m). Take up during 2005 reached approximately 755,000 sq ft (70,139 sq m), which is down against the 10-year average of 850,000 sq ft. This figure is heavily underpinned by four transactions set out below: -

- Sale of 28 St Andrew Square, 48,616 sq ft (4,516 sq m) to Scottish & Newcastle plc for their corporate headquarters.
- Sub-Letting of Level +4 Calton Square, 19,812 sq ft (1,840 sq m) to Rockstar North Ltd, almost doubling the size of their Edinburgh office.
- Letting of 1/5 Atholl Crescent to Gillespie McAndrew WS, 20,000 sq ft (1,858 sq m), following comprehensive refurbishment
- Letting to Xilinx, 12,000 sq ft (11,148 sq m), at Darwin House, Edinburgh Technopole

This sample of deals confirms that no one business sector is currently dominating active acquisition requirements.

Such is the demand for well located, high quality accommodation in this size range, there are few opportunities remaining. The graph illustrates the trend for take up at six monthly intervals since the beginning of 2000.



Source – Atisreal

While take up has increased, movement has been predominantly from organisations already based in Edinburgh, relocating to facilitate growth or an improved working environment.

Development

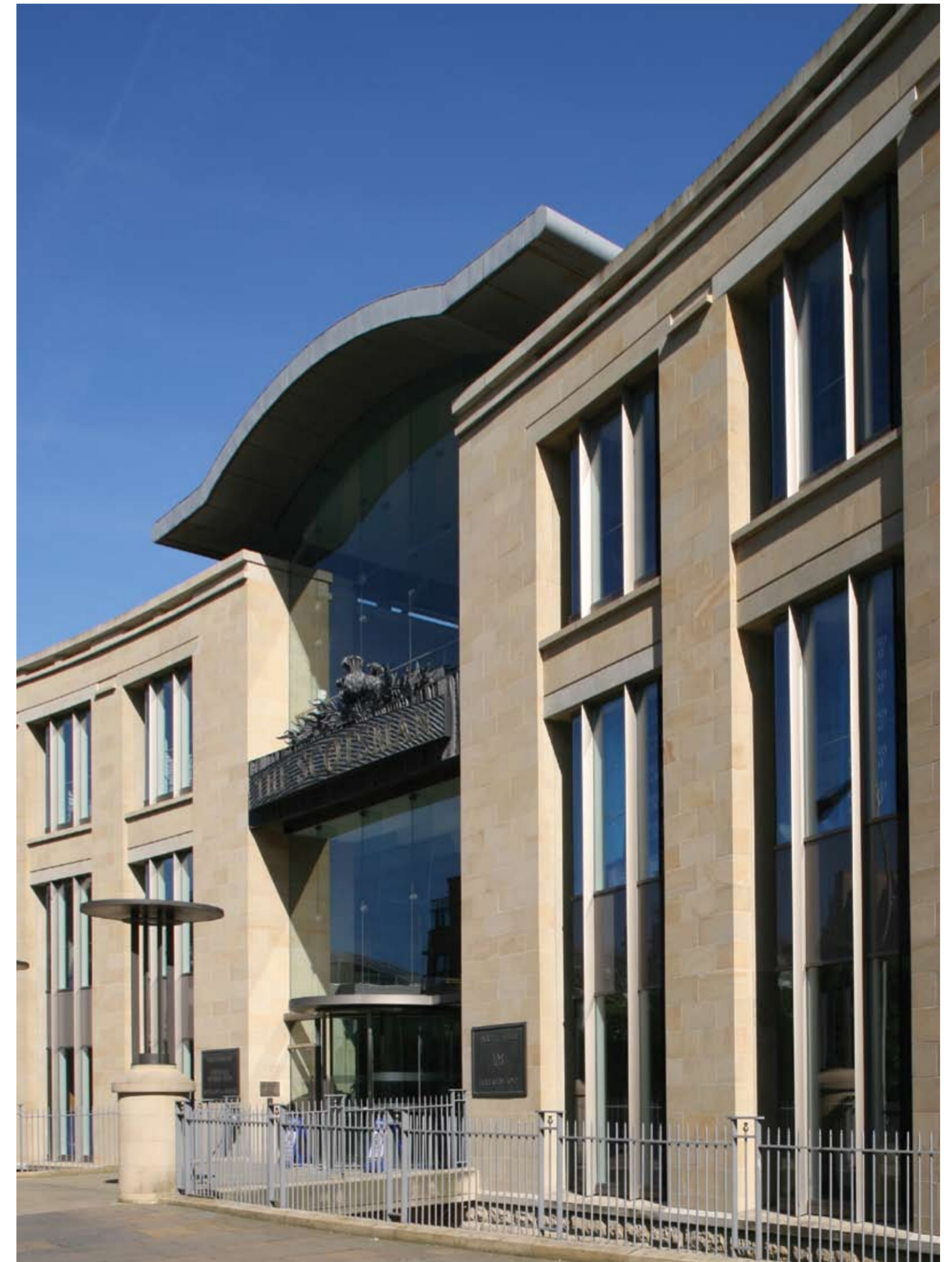
A new 193,000 sq ft (17,930 sq m) headquarters for The City of Edinburgh Council is currently under construction next to Waverley Station. The scheme, due to complete this year, includes a 700 space car park and will relocate staff from existing offices at Waterloo Place.

Development is underway at the Quatermire redevelopment of the old Royal Infirmary site approximately a quarter mile south of the city centre. Phase one will provide over 100,000 sq ft (929 sq m).

Work has also begun on phase two of Edinburgh Quay, Miller Developments speculative scheme in the increasingly popular Fountainbridge area. This scheme provides high quality open plan office space, which is not available in the traditional office core. Two large schemes are also proposed in the Exchange District to the east of Haymarket. The largest is the 300,000 sq ft (27,870 sq m) development at the Scottish Power sub station site named Dewar Place. Nearby, Cala and AWG plan to develop 200,000 sq ft (18,580 sq m) of offices in an extension to the Edinburgh International Conference Centre.

Rental Levels

Current headline rents in central Edinburgh are £27 per sq ft, West Edinburgh at £19 per sq ft, reflecting the longer term notion that prime out of town rents reflect approximately 2/3rds of city centre levels.





Investment Market

2005 and Q1, 2006 have demonstrated significant activity in the office sector. The total volume of transactions is up considerably on both 2004 and 2003. The increased market activity is partly as a result of strong demand for well let, secure office investments, together with investors increased confidence in future letting and rental growth prospects.

The following table illustrates some of the key office investment transactions over the last two years in Edinburgh.

Key Office Investment Transactions

PROPERTY	VALUE	YIELD	PURCHASER	DATE
Clydesdale Bank Plaza, 50 Lothian Road, Edinburgh	£53.26m	5.00%	Private Scottish	Jan 06
Edinburgh One, Morrison Street, Edinburgh	£29.75m	5.12%	Foreign & Colonial	Jan 06
Ocean Point, Leith, Edinburgh	£23.52m	5.40%	Irish Life	May 06
Calton Square, Greenside Place, Edinburgh	£75.00m	5.51%	Private Irish	May 06
Citypoint, Haymarket, Edinburgh	£18.51m	5.46%	Rockspring Property Investment Managers	May 06

Major Office Letting Transactions 2004 –2006

ADDRESS	OCCUPIER	SIZE (SQ FT)	RATE PER SQ FT	DATE
East Market Street	City of Edinburgh Council	193,000	£24.50	Feb 04
1 Morrison Street	Franklin Templeton	56,911	£27.00	Aug 04
1 Edinburgh Quay	Tods Murray	41,373	£26.00	Jan 05
Caledonian Exchange	Lindsays WS	17,277	£23.00	April 05
Holyrood Park House	Citygroup Global Investments	23,443	£21.50	Jan 06
City Point, Haymarket Terrace	HBOS	14,524	£25.00	Feb 06
City Point, Haymarket Terrace	TIE Ltd	8,048	£25.00	March 06



THE SCOTTISH PARLIAMENT

Edinburgh Growth Areas

In recent years the traditional commercial boundaries of Edinburgh have been transcended. This includes the rejuvenation of areas of the city to form thriving new commercial quarters. Leith heralded the first of these revitalised areas and more recently other areas have been earmarked for redevelopment/regeneration – to the north at Waterfront, to the east at Holyrood and to the South where the Exchange District is expanding to include Quatermile.

Holyrood

The Holyrood and Parliament area are located 10 minutes walk from Waverley railway station. The Holyrood area has developed to include some of the most innovative architecture in Edinburgh. Our Dynamic Earth, Scottish Parliament, together with a number of residential and commercial developments have rejuvenated the area. Macdonald Hotels operate a four star 156 bedroom hotel adjacent to the new Parliament building. The Tun is an award winning building formed from the redevelopment of the former brewery in the heart of Holyrood, now comprising a mix of new offices, shops, bars and restaurants. The building is occupied by the BBC and Scottish Enterprise, amongst others.

The Exchange

The Exchange area, extending to over one million sq ft, is expanding to the south with developments both

completed and at planning state. In the development pipeline are projects including Lochrin Square (Gladehall), Site HI (AWG/Cala), Semple Street (Scottish Widows Investment Partnership) and Phase 2, Edinburgh Quay (Miller Developments/ British Waterways).

Waverley Valley

www.caltongate.com

New areas of growth towards Holyrood and the development of the Scottish Parliament, combined with growing pressure on the city centre, has created increased interest in revitalising the New Street/Waverley Valley area. This area adjacent to Waverley train station includes plans to redevelop the former New Street bus depot to create a mixed use development to be known as Calton Gate. Proposals currently include the provision of 175,000 sq ft (16,258 sq m) of high quality office accommodation. The draft Masterplan was approved by Planning Committee on 9 March 2006.

East Market Street and Jeffrey Street, already comprise mixed uses, are to be upgraded to include office buildings, retail and restaurant units. Furthermore, proposals to redevelop Edinburgh Waverley train station have been made by the Strategic Rail Authority. Any proposals are likely to include a substantial retail element and an upgrade

for facilities at the station. The City of Edinburgh Council have pre let a new headquarters building on Market Street.

Quatermile

www.qmile.com

Quatermile is the former site of the Edinburgh Royal Infirmary at Lauriston Place. The site extends to in excess of 20 acres and was acquired by Southside Capital in May 2001. Proposals for the development of the site include a mix of rented, shared ownership and private housing. In addition there will be approximately 70,000 sq ft (6,503 sq m) of floor space for shops and leisure, supermarket and non-food outlets, bars and restaurants. Office accommodation in excess of 300,000 sq ft (27,870 sq m) is planned. The scheme received planning consent in July 2003 and construction has begun on the £400m project with completion forecast for 2010.

Holyrood

Situated 600 metres from Edinburgh's Waverley railway station and within easy walking distance of Princes Street, Holyrood is set against the incomparable backdrop of Arthur's Seat and its 650 acres of parkland.

Founded as a monastery in 1128, The Palace of Holyrood House is The Queen's official residence in Scotland. Situated at the foot of the Royal Mile, the Palace is closely associated with Scotland's turbulent past. Successive kings and queens have made the Palace the premier royal residence in Scotland. Today, the Palace is the setting for State ceremonies and official entertaining.

The Scotland Act of 1998 led to the establishment of the first Scottish Parliament since 1707. The search for a site for the new Parliament commenced after the referendum in September 1997. The Holyrood site was selected in January 1998, and demolition started on the former Scottish and Newcastle brewery site in October 1998.

The building officially opened in the Autumn of 2004.

Holyrood's combined ancient and modern history acted as a catalyst to revitalise the eastern end of the Royal Mile.



THE PALACE OF HOLYROOD HOUSE

Speculative commercial, leisure and residential developments were proposed following the Parliament site decision. In the intervening years the character of the area has become firmly established as a mixed business, residential and leisure district.

The recent letting of part of the speculatively developed Holyrood Park House to Citigroup Global Investments, builds upon the success of the highly acclaimed Tun development.

The Tun comprises a mixed-use development completed in 2001. The building extends to approximately 43,217 sq ft (4,015 sq m) and comprises a mix of office, retail and leisure uses. Occupiers include, Scottish & Newcastle plc, British Broadcasting Corporation (BBC), Scottish Civic Forum, Scottish Enterprise, European Parliament, Commission for Racial Equality and British Council.

Adjacent to the Tun, the redeveloped Clocktower provides a restaurant on ground and 1st floors, with a self-contained residential unit over. The restaurant is let to Pizza Express Ltd.

Our Dynamic Earth is a visitor attraction, which tells the story of the planet Earth. It is firmly established on the Edinburgh tourist trail.

The McDonald Holyrood Hotel (156 bedrooms) is a four star hotel. The Vital Health Fitness and Beauty Club offers a 14 metre swimming pool, sauna, steam room and techno gym.



PIZZA EXPRESS



THE TUN BAR & KITCHEN



BEANSCENE



Further Information & Viewing

Further information on Barclay House can be obtained from the joint selling agents, through whom all arrangements to view should be made.

Steven Herd 0131 260 1103
 David Henderson 0131 260 1122

steven.herd@atisreal.com
 david.henderson@atisreal.com

Atisreal
 20 Charlotte Square
 Edinburgh
 EH2 4DF

Henry Godsall 020 7491 9227
 Clive Ross 020 7491 9227

henry@finemanross.co.uk
 clive@finemanross.co.uk

Fineman Ross
 17 Grosvenor Hill
 London
 W1K 3QB



Misrepresentation Act 1967:

Messrs Atisreal Limited and Fineman Ross for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Messrs Atisreal Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Requirements of Writing (Scotland) Act 1995: This document is provided for record purposes only and is not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between solicitors.

