



Prime city centre townhouse office accommodation.
Ground, first and second floors available for
occupation.

OFFICE

TO LET

548 TO 2,332 SQ FT

(50.91 TO 216.65 SQ M)

- Well located office accommodation within Edinburgh city centre
- Benefits from close proximity to both Edinburgh Waverley Train Station and the Edinburgh tram network
- Low rateable value with potential to receive small business rates relief
- Option to take the space pre or post refurbishment
- Availability between 548 sq ft and 2,332 sq ft.

DESCRIPTION

This Grade A listed building offers a traditional mid-terraced townhouse with availability on the ground, first and second floors. The property benefits from a prominent entrance with the ability for the upper floors to become self contained. The ground floor suite has been refurbished and the landlord would consider the refurbishment of the two upper floors prior to occupation. There is therefore opportunity to acquire the space either pre or post refurbishment.

LOCATION

The subject property is located to the east end of Edinburgh city centre's New Town. More specifically, Albany Street is a short walk from both St Andrews Square and Edinburgh's 'golden rectangle'. The building is well located for access to public transport, with the nearest tram stop only a 4 minute walk which provides regular services between Edinburgh City Centre and Edinburgh International Airport. The property is also well connected by Edinburgh's bus network within the immediate vicinity providing access to all areas of the city. Edinburgh Waverley train station is also only a short distance away which links Edinburgh with the local and national rail services.

ACCOMMODATION

The accommodation comprises of the following

| Name | Sq ft | Sq m | Availability |
|--------|-------|--------|--------------|
| 1st | 947 | 87.98 | Available |
| 2nd | 548 | 50.91 | Available |
| Ground | 845 | 78.50 | Available |
| Total | 2,340 | 217.39 | |

VIEWINGS

If you would like to view the property please get in touch with the sole letting agents.

TERMS

The landlord is looking for lease terms reflecting a new Full Repairing and Insuring lease with a term to be agreed.



VIEWING & FURTHER INFORMATION

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