

to let

One-Four Atholl Crescent

Edinburgh EH3 8HA

OPEN PLAN OFFICE WITH PARKING - 4,511 SQ FT (419 SQ M)

HIGH QUALITY OPEN PLAN OFFICE ACCOMMODATION
BEHIND RETAINED PERIOD FAÇADE

classic exterior

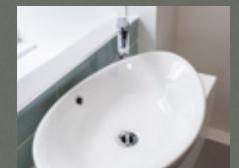
1-4 Atholl Crescent provides high quality open plan office accommodation behind a retained period façade.

The common parts and available accommodation have been comprehensively refurbished to provide 4,511 sq ft (419 sq m) of high quality office space.

1-4 Atholl Crescent is a blend of restored period features and contemporary design creating an inspirational working environment.

The available office accommodation consists of the entire second floor, which is served by lift access.

The offices benefit from a generous car parking provision (one space per 902 sqft) with 5 dedicated spaces available to the rear of the building accessed via Atholl Crescent Lane.



contemporary interior

old and new

Accommodation

Floor	Area Sq Ft	Area Sq M
2nd Floor	4,511	419.09
Total	4,511	419.09

Specification

- High quality finishes throughout
- Metal tile suspended ceilings
- Energy efficient LED lighting to offices and meeting rooms, with PIRs
- Metal raised access floor
- VRF air conditioning providing heating, cooling and ventilation (electricity powered)
- Video door entry/access control system
- Individual electrical sub-metering installed
- 6 person passenger lift
- All windows fully serviced and overhauled
- Commissionaire service
- Male, female and disabled toilets
- Shower and changing facilities providing 5 showers and 34 secure lockers
- 20 additional drying lockers
- 34 bike racks in secure car park
- DDA compliant access
- EPC rating A

Floor Plan



seamlessly combined

One-Four Atholl Crescent



Strategically positioned in the New Town conservation area in the heart of Edinburgh, 1-4 Atholl Crescent is in close proximity to the Exchange Business District as well as the traditional office core between Charlotte Square and St Andrew Square. The area is home to numerous high-profile organisations and companies.

Amenities are excellent, with an array of coffee shops, bars and restaurants all close by and the excellent retail offer provided by George Street and Princes Street only a short walk away.

Public transport options couldn't be more convenient. A stop on the tram route lies directly beside Atholl Crescent.



enviable address

excellent amenities

The tram service offers occupiers an excellent transport option to Edinburgh International Airport. Numerous bus routes run along Shandwick Place and Haymarket rail station, the main business station serving central Edinburgh is 5 minutes' walk away.

1-4 Atholl Crescent's prominent location offers a high-profile presence to suit the most discerning of occupiers.



One-Four Atholl Crescent

Edinburgh EH3 8HA



Viewing & Further Information

For further information or to arrange a viewing please contact the letting agents:



Craig Watson
0131 301 6711
07739 299 532
craig.watson@jll.com

Sara Dudgeon
0131 243 2220
07731 986 156
sara.dudgeon@jll.com

