

TO LET - OFFICE

3RD FLOOR, SUITE 4 1 HILL STREET
EDINBURGH, EH2 3JP



KEY HIGHLIGHTS

- 306 sq ft
- Located close-by to multiple office/retail/leisure facilities
- New key point...
- Available for immediate occupation
- Quoting rent of £11,520 per annum (all inclusive)

SUMMARY

Available Size	306 sq ft
Rent	£11,520 per annum The subjects are available on the basis of a new FRI lease at a rent of £11520 inclusive of power, heating, cleaning and internet.
Rates Payable	£1,942.20 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£3,900
Service Charge	N/A
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

The premises have recently been refurbished throughout to provide modern bright office space together with secure entry door system, new windows and new lighting. The 3rd floor office suite is open plan and includes a tea prep area. In addition to this, 2 communal WC's are found on the 3rd floor landing.

The building is spread over ground, 1st, 2nd and 3rd floor levels.

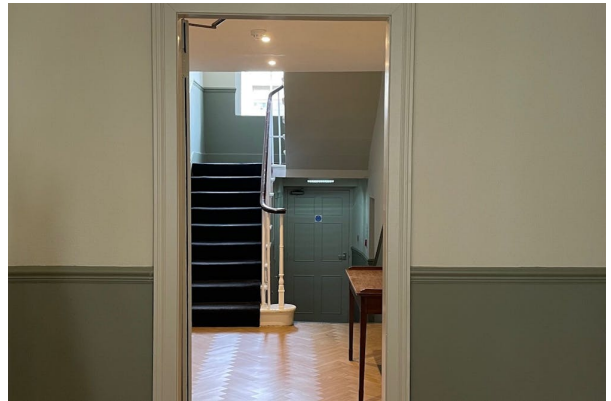
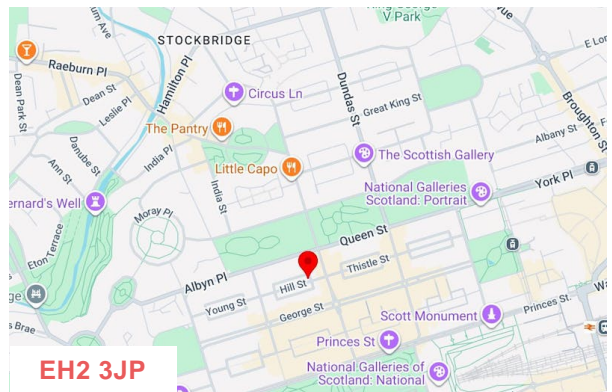
LOCATION

Located in the heart of Edinburgh's New Town, the property is situated on the north side of Hill Street accessed off Frederick Street and Castle Street. The location sits within the prime mixed-use area with multiple office, retail and leisure occupiers within the immediate vicinity.

The property is well positioned for both national and local transport links with Waverley Railway Station and Edinburgh's Bus Station a 10 minute walk away and numerous local bus and tram links only a few minutes walk away on nearby George Street and Princes Street.

Metred on-street parking is provided in and around the property with various multi-storey car parks located nearby at St James Quarter, Omni Centre and New Street.

Neighbouring occupiers include Toni & Guy, All Saints, Fat Face, Ede & Ravenscroft and Brora.



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

G·M·BROWN

