

4 ALBYN PLACE, EDINBURGH



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Available Spring 2022

SPECTACULAR TOWNHOUSE OFFICE TO LET - 6,000 sq ft approx.

Prominent townhouse with spectacular original features coming soon on a To Let basis, comprising lower ground, ground and three upper floors.

Located in the heart of Edinburgh, 150m from Charlotte Square and opposite Yotel (which hosts a fantastic café). Fortuna Coffee and Panda and Sons are also close by, as well as all key transport links.

A comprehensive refurbishment is underway, which will provide high quality office space finished to an exacting standard. The works will include; increased WC provision, first class shower facilities, bespoke tea prep facilities throughout and a variety of open plan and cellular space.

Key Features:

- ✓ Comprehensive refurbishment underway
- ✓ Private parking for 5 cars (accessed via Wemyss Place)
- ✓ Outstanding views over the north of Edinburgh towards the Firth of Forth
- ✓ Abundance of local amenities and access to key transport links