

# ALBYN PLACE

AN EXCEPTIONAL FULLY REFURBISHED TOWNHOUSE TO LET  
IN EDINBURGH'S CITY CENTRE - 4,518 SQFT



2 // 4 ALBYN PLACE

AN EXCEPTIONAL FULLY  
REFURBISHED TOWNHOUSE IN  
EDINBURGH'S CITY CENTRE





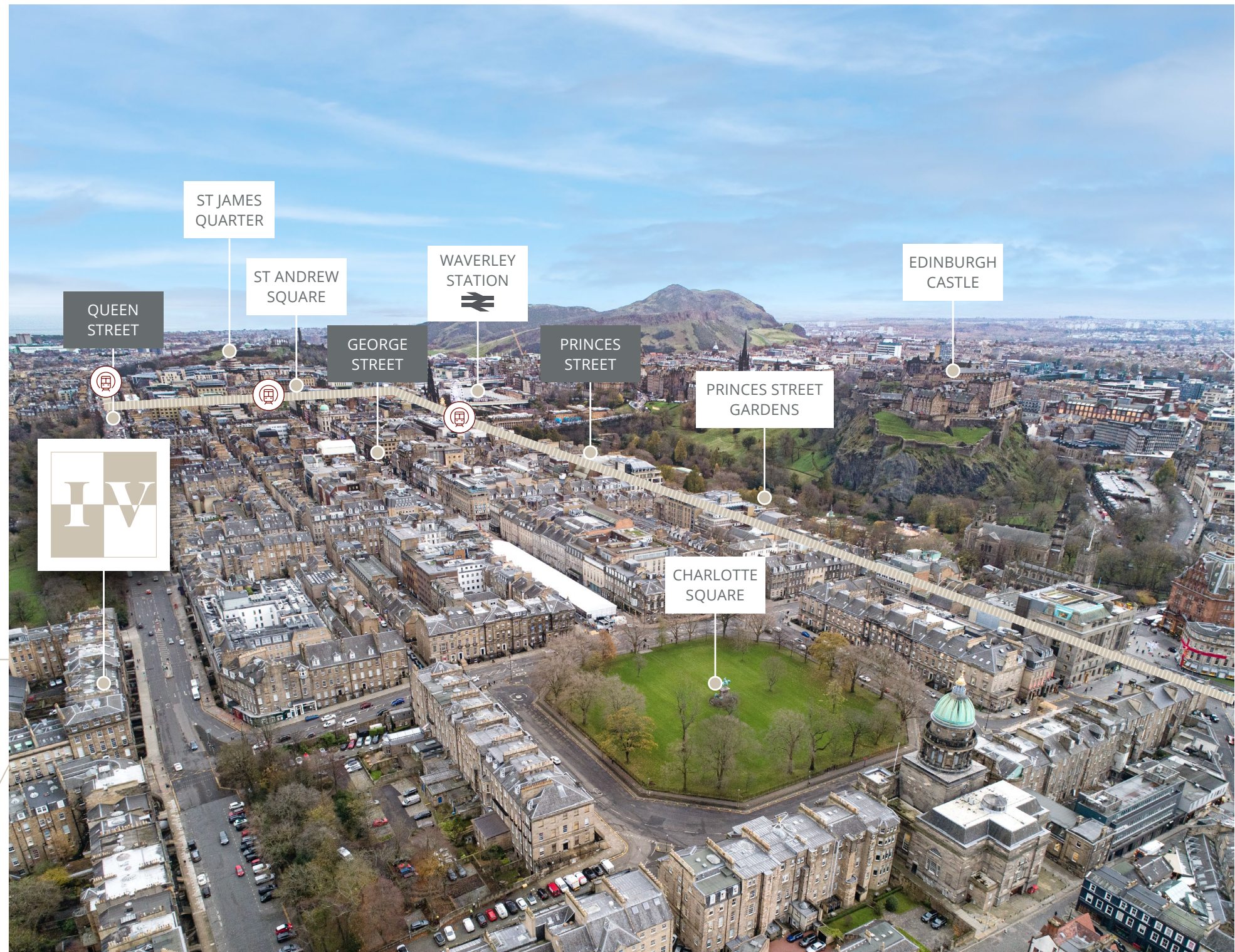
# LOCATION



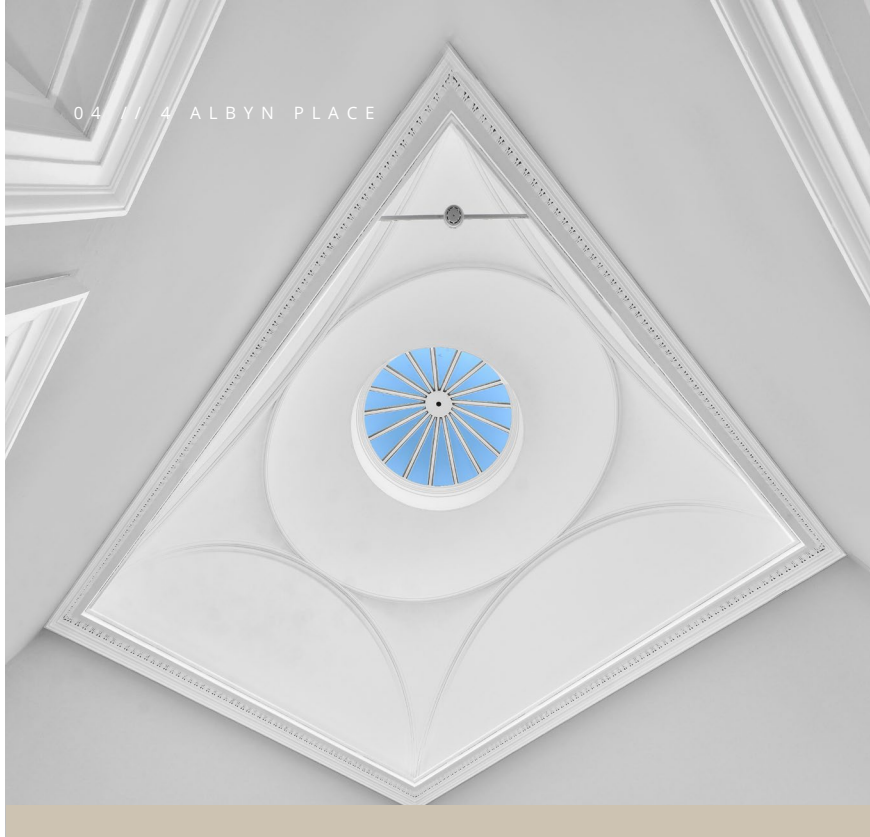
The property is located in the heart of Edinburgh, on the border of the New Town and City Centre, between Queen Street and St Colme Street.

There is an abundance of local amenities, to include Lola's sandwich bar, Fortuna Coffee, Panda & Sons, Yotel and the Cambridge Bar. George Street, Charlotte Square and Princess Street are all within a 3-minute walk.

The property benefits from excellent transport links. Waverley and Haymarket train stations, Princes Street bus stops and tram halt are all within close proximity.







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## DESCRIPTION



4 Albyn Place provides immaculate refurbished office accommodation arranged over lower ground, ground, 1st, 2nd, and 3rd floors with a main door entrance.

The property benefits from the following specification:



Variety of open plan and cellular office accommodation



New heating system, to include boilers



New LED feature lighting



Tenants can apply for use of the Queen St gardens



New kitchen and shower facilities



Restored period features, including a striking cupola



Secure door entry system



South facing sunken garden



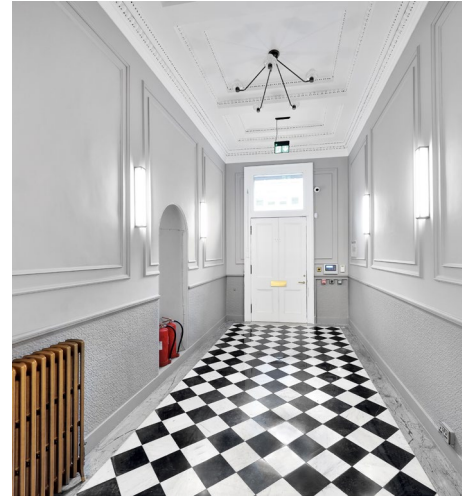
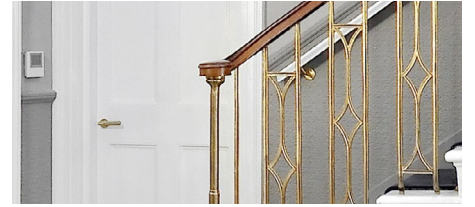
Secure Bike Storage



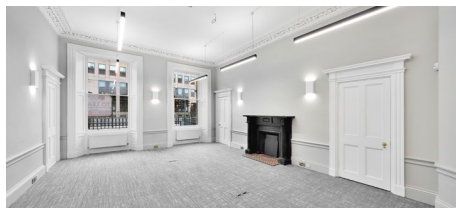
5 clear car spaces accessed via Wemyss Place Mews



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IMMACULATE  
REFURBISHED OFFICE  
ACCOMMODATION

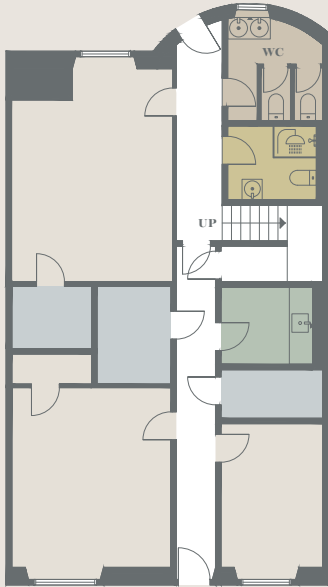




# ACCOMMODATION



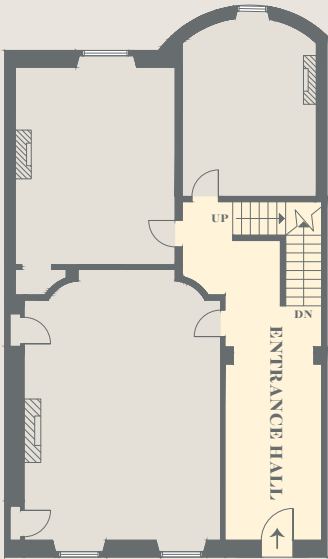
- ◇ OFFICE
- ◇ WC
- ◇ SHOWER ROOM
- ◇ STORAGE
- ◇ UTILITY



BASEMENT



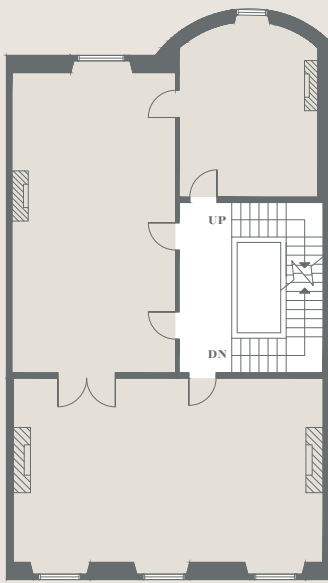
**770** SQ.FT



GROUND



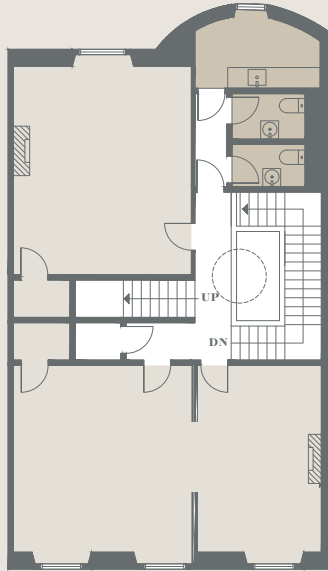
**1,000** SQ.FT



1ST FLOOR



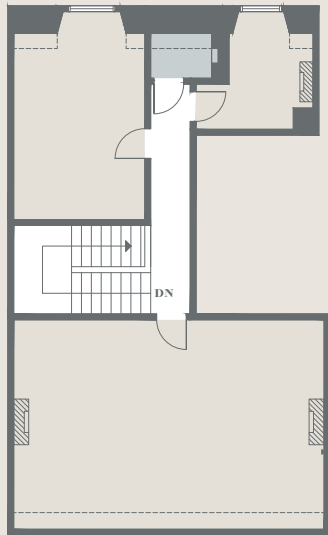
**1,093** SQ.FT



2ND FLOOR



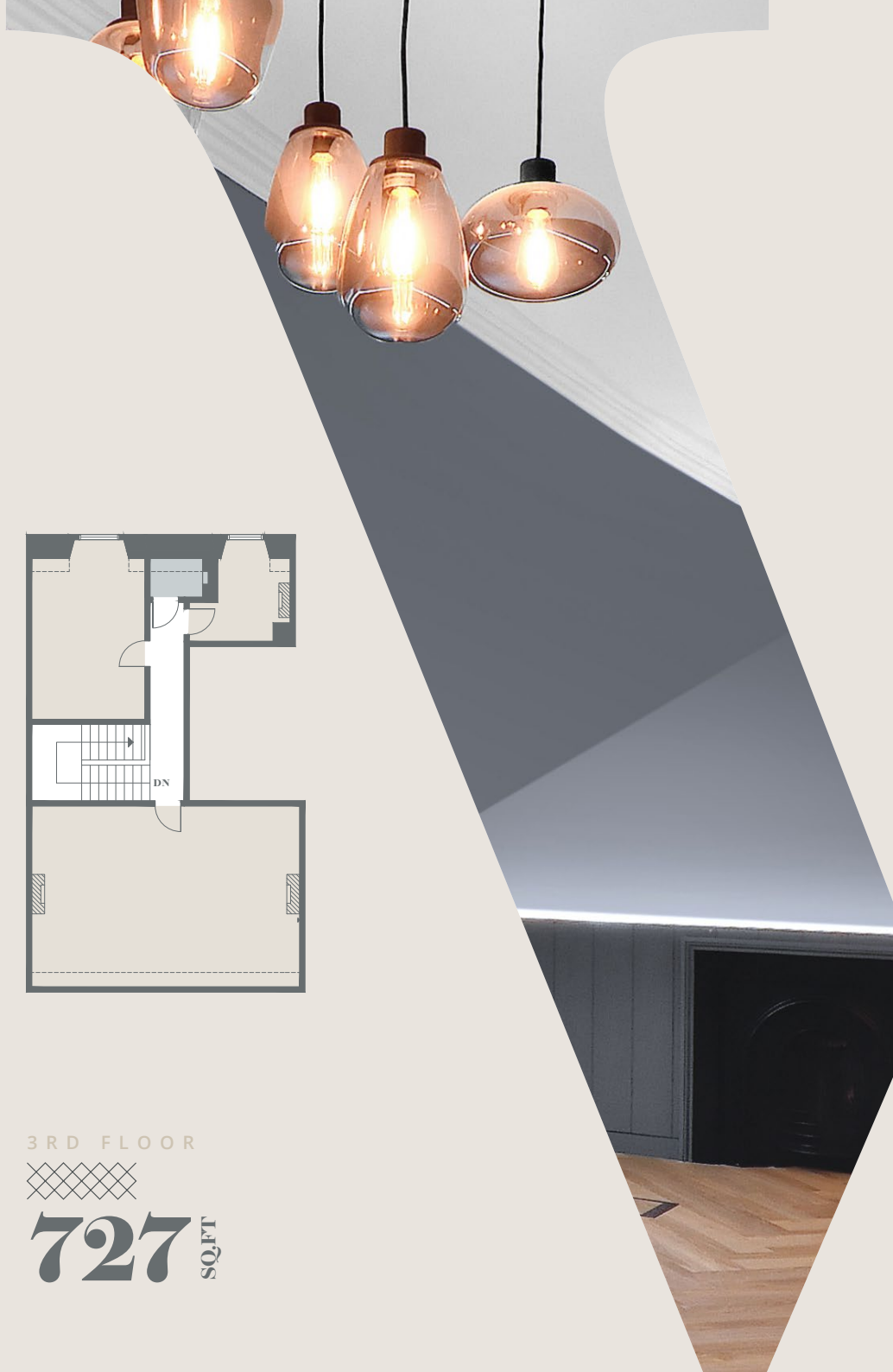
**928** SQ.FT



3RD FLOOR



**727** SQ.FT



## LEASE TERMS

The property is available to lease on Full Repairing and Insuring terms, with a preference for a single occupier.

## SERVICE CHARGE

Ideally the building will be let to a single tenant and therefore no service charge will be applicable. Floor by floor letting will be considered and a service charge will be applicable, the figure to be confirmed.

## AVAILABILITY

Availability is immediate and will be granted upon conclusion of formal legal missives.

## VAT

The building is elected for VAT. VAT will be payable on all outgoings related to the occupation of the building.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

## BUSINESS RATES

The Premises has a current rateable value of £44,200. Interested parties are advised to make their own enquiries as to their annual liabilities.

## VIEWING AND ADDITIONAL INFORMATION:

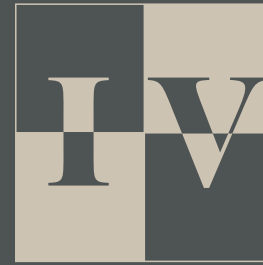
◆ **Nick White**  
◆ 07786 171 266  
◆ [nick@cuthbertwhite.com](mailto:nick@cuthbertwhite.com)

◆ **James Metcalfe**  
◆ 07786 623 282  
◆ [james@cuthbertwhite.com](mailto:james@cuthbertwhite.com)



IMPORTANT NOTICE: CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared December 2022.

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