

BUPA HOUSE, 116 DUNDAS STREET, EDINBURGH



Viewing & Further Information:



Nick White
nick@cuthbertwhite.com
07786 171 266



James Metcalfe
james@cuthbertwhite.com
07786 623 282

NOTICE: CuthbertWhite Ltd (for the landlord), 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/purchasers 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/purchaser 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accepted for any expenses incurred by intending tenants/purchaser in inspecting properties which have been sold, let or withdrawn. Particulars prepared January 2022.

TO LET: 2,545 sqft 4th Floor Office Suite

Bupa House provides an excellent environment for companies seeking good quality and sensibly-priced office space with an array of amenities on the doorstep; Royal Botanic Gardens, Inverleith Park, Water of Leith, Clark's Bar, New Chapter restaurant and all the various cafes, shops, galleries etc. within Canonmills, Stockbridge and the New Town.

The 4th floor office suite provides bright, open-plan accommodation, which is located within a short walk from the city centre.

Key Features:

- Flexible terms available
- Existing fitout to include meeting rooms and kitchen
- Car parking available
- Lift access
- Double glazed windows
- Extensive amenity on the doorstep

Rent psf	Service Charge psf	Rates Payable psf
£10.00	£4.90	£5.94

