



TO LET

2nd & 3rd Floors Available
732 – 1,587 Sq Ft

Inchallan House
26 Howe Street
Edinburgh
EH3 6TG

- Recently fully refurbished
- 2nd and 3rd floors remaining after recent lettings on the 1st floor
- Close proximity to a wealth of local amenities

LOCATION

26 Howe Street is located in Edinburgh's New Town and the premises are well-placed for access to the city centre and nearby transport links. Princes Street, Waverley Station and the York Place tram halt are all within 10 minutes walking distance. The area is also well-served by buses, with major bus routes running along both Howe Street and Dundas Street.

The property benefits from a wealth of local amenities including restaurants, bars and independent retailers on the doorstep, as well as the nearby affluent area of Stockbridge which is a 5 minute walk away. Neighbouring occupiers include Hone Pilates, Sainsbury's, Sally Beauty and Tribe Yoga.

DESCRIPTION




The subjects comprise a mid-terraced Georgian townhouse and offer newly refurbished office accommodation on the 2nd and 3rd floors.

The building benefits from an inhouse Pilates studio as Hone Pilates is now in occupation on the 1st floor.



2ND FLOOR SUITE



-  **26 Howe Street**
-  **Tram Line**
-  **Tram Halt**
-  **Waverley Train Station**

ACCOMMODATION

The available office space will be re-measured following completion of the refurbishment works, although currently comprise the following approximate net internal areas:

	Sq Ft	Sq M
Second	855	79.43
Third	732	68.00
TOTAL	1,587	147.43



LEASE TERMS

The premises are available on a Full Repairing and Insuring basis on lease terms to be agreed.

EPC

Office suites operating at an EPC of B.

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.

VAT

VAT is payable on all outgoing related to the occupation of the building.

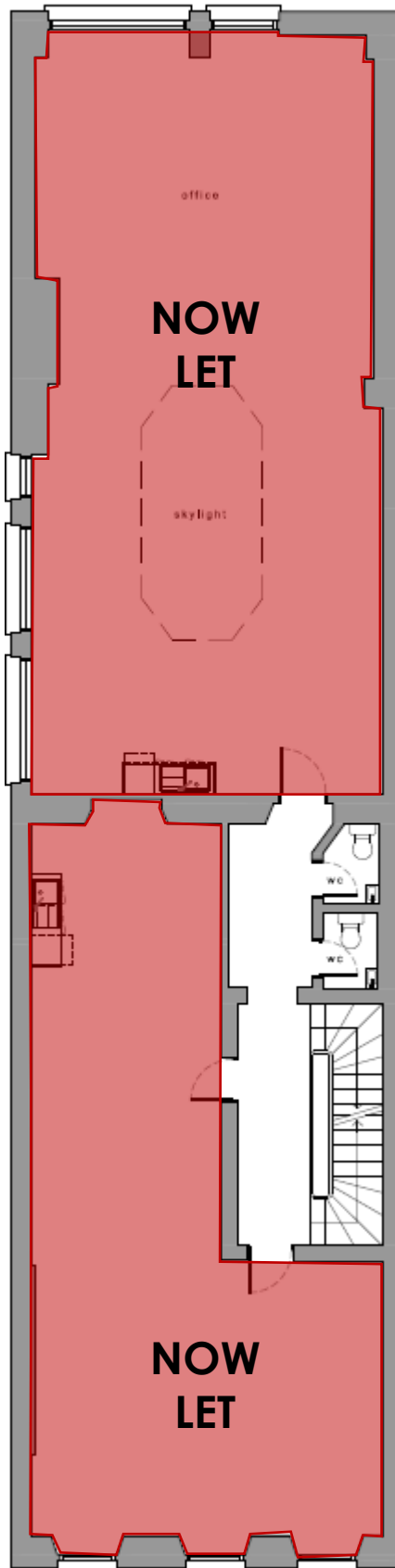
RATES

Business rates will differ depending on the suite / floor of interest and more information is available on request. Some floors will be eligible for small business rates relief.

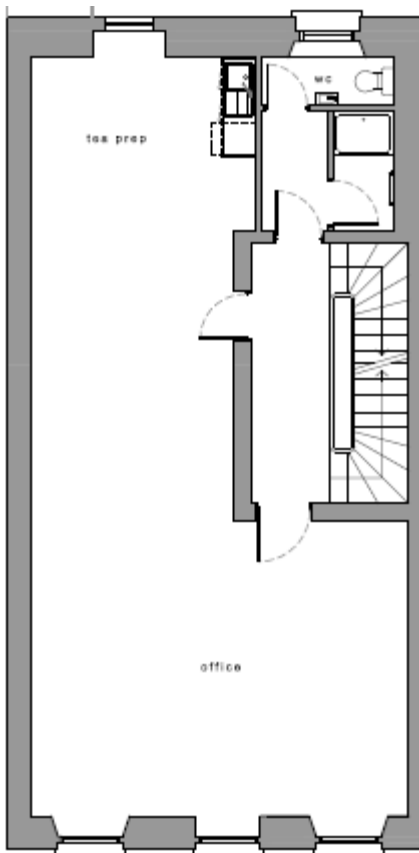


FLOORPLANS (Indicative)

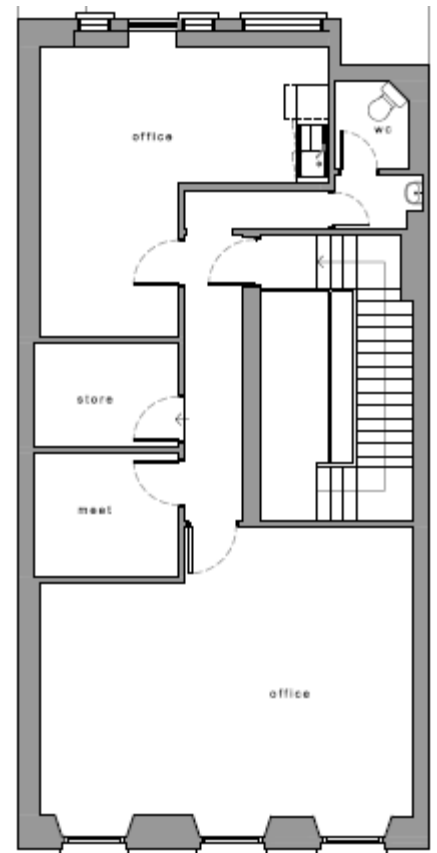
1ST FLOOR:



2ND FLOOR:



3RD FLOOR:



VIEWING & FURTHER INFORMATION



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