

4 WEST MAITLAND STREET

EDINBURGH | EH12 5DS

FOR LEASE

Self-contained, ground floor office suite with parking.

1,075 sq. ft/ 99.87 sq.m

LOCATION

4 West Maitland Street occupies a prominent position in Edinburgh's bustling West End, offering an excellent city centre location with a wide range of amenities on its doorstep.

The property is ideally situated just a short walk from Haymarket Railway Station, providing excellent rail, tram and bus connections across Edinburgh and beyond. The surrounding area offers an attractive mix of cafés, restaurants, bars and shops, while Princes Street, Shandwick Place and Edinburgh's main commercial districts are all within easy walking distance.

With its central location, excellent transport links and wealth of nearby amenities, 4 West Maitland Street provides an ideal base for businesses seeking a well-connected Edinburgh address.

DESCRIPTION

The accommodation offers a practical mix of open-plan and cellular office space, providing flexibility for a range of occupiers. The property benefits from great levels of natural daylight and an existing office fit-out, including air conditioning, gas central heating and floor boxes incorporating Cat 5 data cabling.

Further amenities include a dedicated kitchen/tea preparation area, male and female WC facilities, an entry phone system, and a security alarm. Four secure car parking spaces are also available.

The property represents an excellent opportunity for businesses seeking well-located, self-contained office accommodation within an established commercial district.

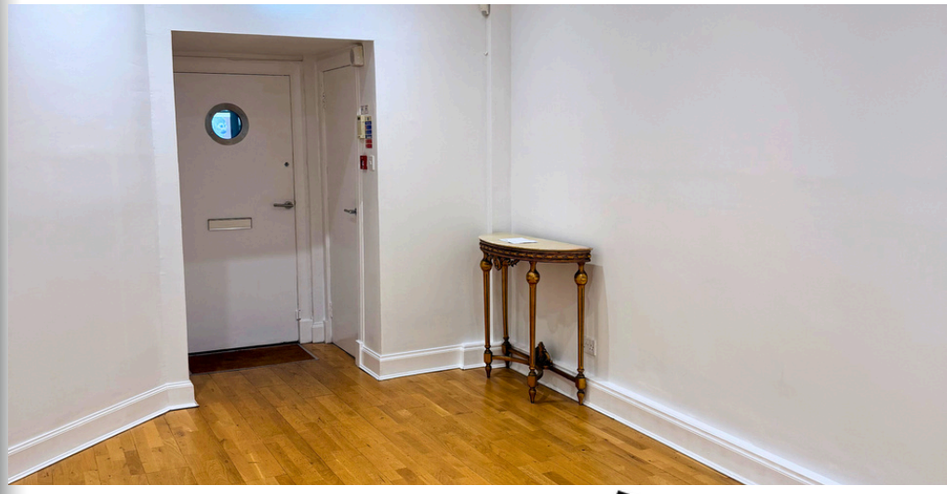
- Open-plan and cellular office accommodation
- Great natural daylight via the cupola
- New air conditioning
- Gas central heating
- Floor boxes with Cat 5 data cabling
- Kitchen/tea preparation facilities
- Male and female WC and shower facilities
- Four secure parking spaces
- New suspended ceilings

Open-plan and cellular office accommodation

Self contained tea prep areas, WCs and showers

Four secure parking spaces





ACCOMMODATION

The property provides 1,075 sq. ft/ 99.87 sq.m office across the ground floor.

	Sq Ft	Sq M
Ground Floor	1,075	99.87















LEASE TERMS

The property is available to let on a Full Repairing and Insuring basis for a term to be negotiated.

RENT

Quoting rent is available upon application.

ENTRY

To be agreed between both parties upon conclusion of legal missives.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

EPC

Details are available from the letting agent.

LEGAL COSTS

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

VAT

VAT is applicable on the rent.

AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.

Cuthbert White

cuthbertwhite.com

CONTACT

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