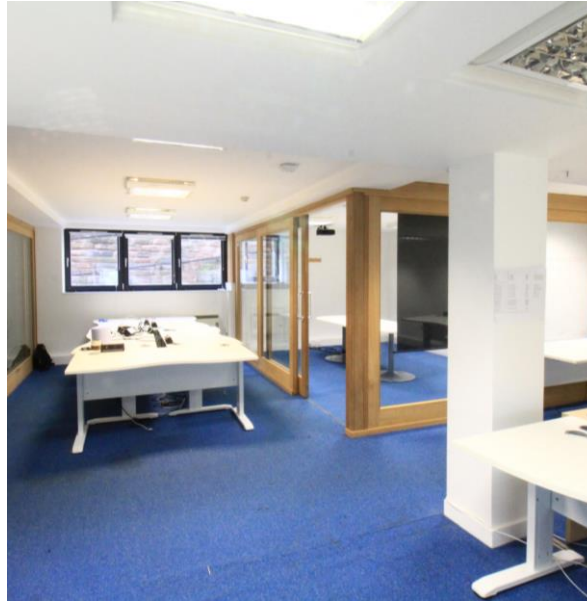


23 OLD FISHMARKET CLOSE, EDINBURGH



TO LET/MAY SELL: 1,526 sqft / 148 sqm

This self-contained, ground floor office is located in the heart of Edinburgh's old town on the historic Old Fishmarket Close, which links The Royal Mile with The Cowgate. The property offers open plan office accommodation, which is to be refurbished and will be available in June 2021. There are 2 access doors to the property from both Old Fishmarket Close and Borthwick's Close.

Key Features:

- Perimeter trunking
- Cat 5 data cabling and fibre WiFi enabled
- Existing meeting room
- 2 tea prep areas, WCs and shower facilities
- Furniture available
- External storage
- Fully DDA compliant and EPC rating B



[Click here to view a video of the property](#)

Viewing & Further Information:



Sara Dudgeon
E: sara@cuthbertwhite.com
M: 07810 117 888



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accepted for any expenses incurred by intending tenants/purchaser in inspecting properties which have been sold, let or withdrawn.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 April 2021.