



ALBYN
PLACE

FULL TOWNHOUSE TO LET
APPROXIMATELY 5,500 SQ. FT.
AVAILABLE FROM Q3 2022

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 within a 2 minute walk whilst the property benefits from excellent transport links – Waverley and Haymarket Train Stations, together with the numerous bus stops and tram halt on Princes Street .



UNDERGOING A SIGNIFICANT HIGH QUALITY RENOVATION

◆ ALBYN PLACE EDINBURGH | EH2 4NG



DESCRIPTION



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

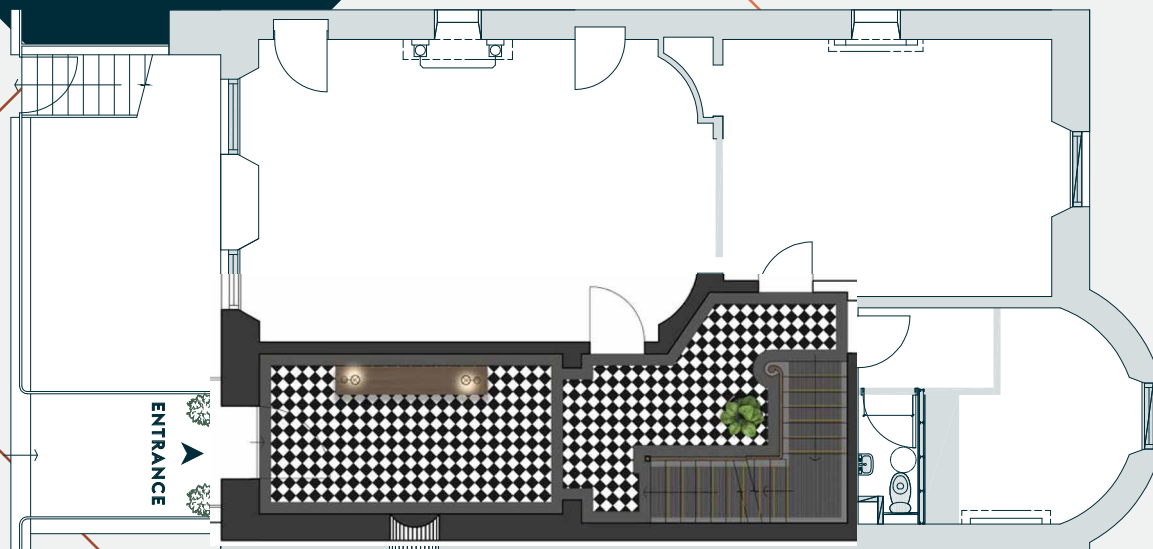
The accommodation benefits from a variety of open plan and cellular accommodation which is currently undergoing significant refurbishment. The finished product will provide high quality office accommodation, with high quality kitchen and WC facilities on each floor and shower facilities provided on the lower ground floor.

The lower ground floor benefits from a dedicated garden entrance off Albyn Place, there is also a rear entrance from Wemyss Place Mews – providing access to 5 clear car parking spaces.

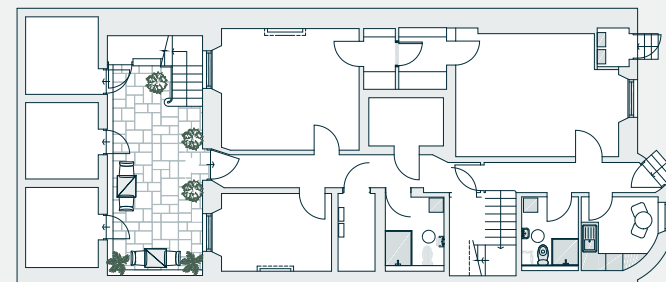
ACCOMMODATION

The available office will be measured on completion of refurbishment works.

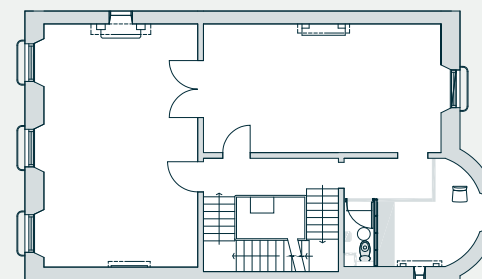
The NIA is anticipated to be approximately 5,500 sq ft.



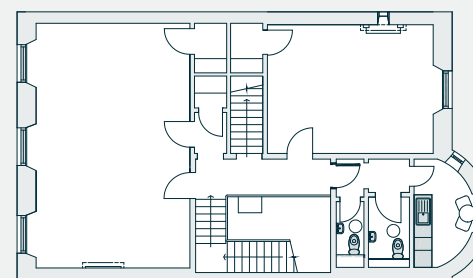
PROPOSED GROUND FLOOR



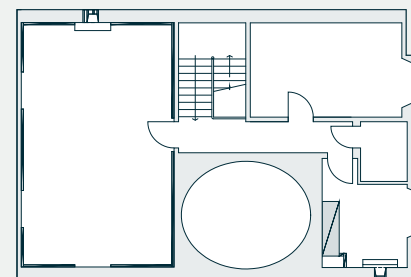
PROPOSED LOWER GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR



ALBYN
PLACE

LEASE TERMS

The property is available to lease on Full Repairing and Insuring terms, with a strong 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.

ENTRY

Entry can be granted on completion of refurbishment works (anticipated to be Q3 2022) and on conclusion of formal legal missives.

VAT

The building is elected for VAT. VAT will be payable on the rent and service charge (if applicable).

LEGAL COSTS

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

BUSINESS RATES

The business rates will be reassessed on completion of refurbishment works.

EPC

The EPC will be undertaken on completion of refurbishment works.

VIEWING AND ADDITIONAL INFORMATION:

Nick White

M 07786 171 266

E nick@cuthbertwhite.com

Sara Dudgeon

M 07810 117 888

E sara@cuthbertwhite.com

James Metcalfe

M 07786 623 282

E james@cuthbertwhite.com

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references 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 purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property.
January 2022

Designed by thefifthhouse.co.uk

