

TO LET
67

SHANDWICK PLACE
EDINBURGH EH2 4SN

- Newly Refurbished Open Plan Office Suites
- 1st & 3rd Floors Available
- 3,109 to 6,326 sq ft (288.8 to 587.7 sq m)



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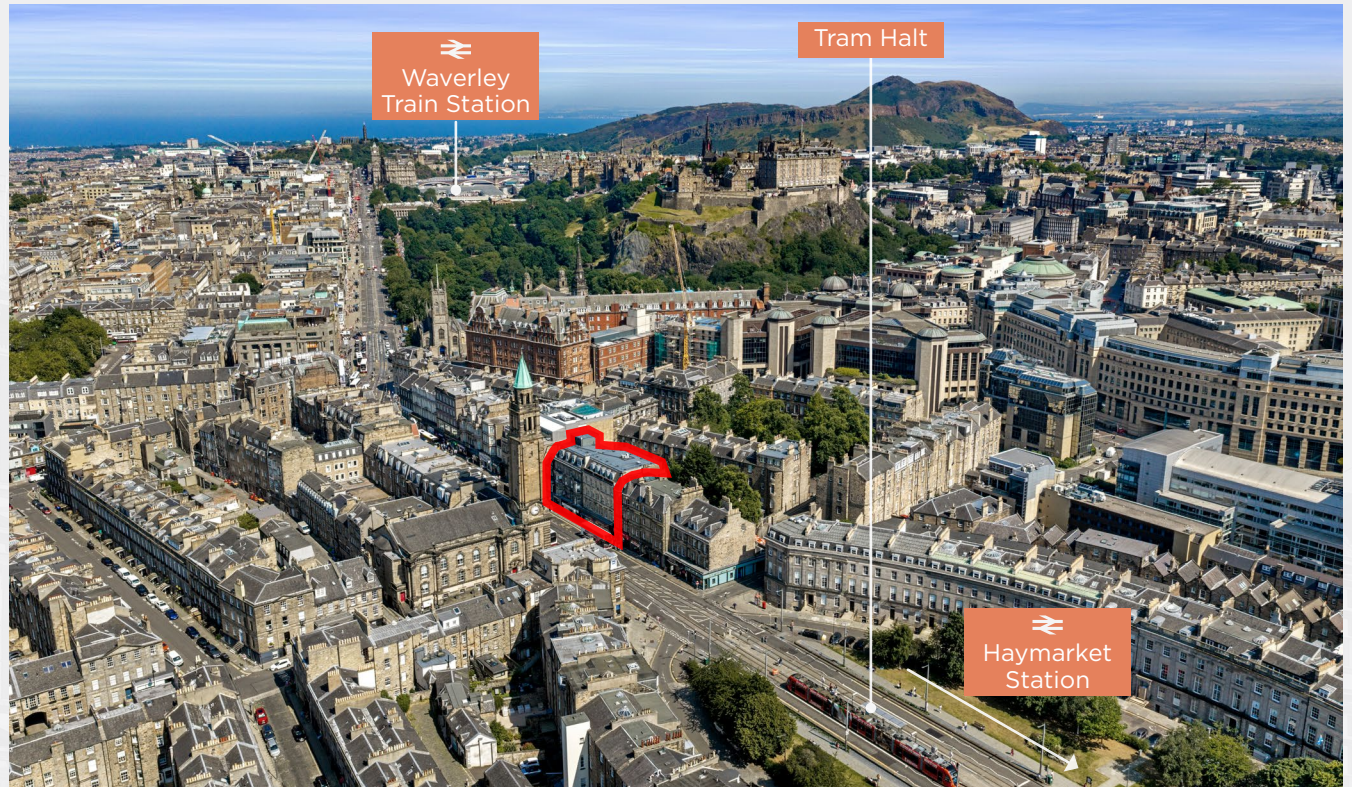
Location

Shandwick Place is one of Edinburgh's main arterial routes, linking Princes Street and the city centre to Haymarket and the West of Edinburgh.

The property commands a prominent position in the thriving West End with a wealth of amenities on the doorstep including bars, restaurants and shops.

In terms of public transport, it is superbly connected with Haymarket Railway Station only a 5-minute walk away, while the West End Tram Halt and a plethora of bus stops are directly outside.

Nearby office occupiers include Gillespie Macandrew, Chase De Vere, Biggar Economics and Higgs LLP.



Description

The subjects consist of a four-storey traditional Georgian stone-built block in Edinburgh's West End, which provides open plan office accommodation on the 1st and 3rd floors, behind a period facade.

The suites have been refurbished to provide a mix of the following specification:

- Electric air-conditioning
- New suspended ceiling incorporating new LED lighting
- Mix of perimeter and underfloor trunking
- Dedicated meeting rooms
- Dedicated male, female & accessible WC facilities
- Dedicated showers
- Openable windows
- Gas-fired central heating
- Lift access

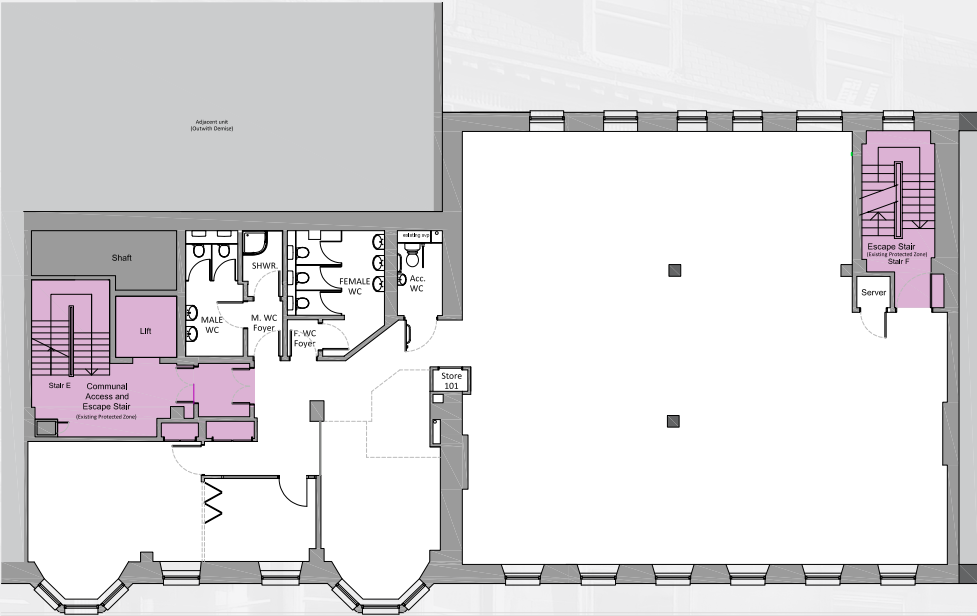
In addition to the refurbished office suites, the Landlord is investing in an extensive refurbishment of the building entrance and reception area whilst also introducing some bike parking in the basement.



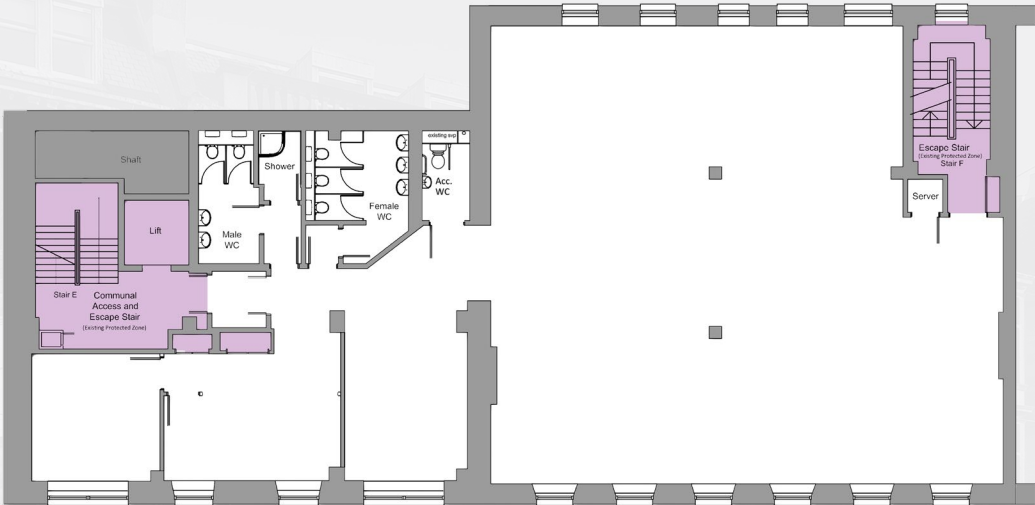
Floor plans/accommodation



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1st Floor



3rd Floor

Accommodation	sq ft	sq m
1st Floor	3,109 sq ft	288.8 sq m
3rd Floor	3,217 sq ft	298.9 sq m
TOTAL	6,326 sq ft	587.8 sq m

For indicative purposes only



Tenure

The premises are available to let on a full repairing and insuring lease for a term to be agreed.

Business rates

The suite will require to be reassessed on completion of the landlord's works.

Further information is available on request from the sole letting agent.

EPC

First Floor - C
Third Floor - B

Planning

The premises benefit from Class 4 Use under the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Service charge

There is a service charge for the upkeep and maintenance of the common areas. Details available upon request.

VAT

VAT will be applicable at the standard rate.



Contact

For further information contact the sole agents:



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