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# 1-4

GLENFINLAS  
STREET

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TO LET

1,386 – 5,306 SQ.FT

PRESTIGIOUS OPEN PLAN OFFICES  
IN EDINBURGH CITY CENTRE





Adobe Stock #361093073



Modern townhouse  
constructed in 1990s



Refurbished, open  
plan offices



New end of trip  
facilities including  
showers



Secure car parking  
1:1,061 sq.ft



Prime location  
in Edinburgh's  
traditional core



Idyllic garden  
views

# Location

1-4 Glenfinlas Street is located in the heart of the city centre, on the south side of Charlotte Square, within close proximity to the main retail thoroughfares of George Street and Princes Street.

The property benefits from excellent transport options including regular bus routes serving George Street and Princes Street, providing links across the city. Haymarket Station and Waverley Station are within walking distance and the tram network within 400 meters of the property, providing a direct link from the city centre to Edinburgh International Airport.

Due to its prominent location, the property benefits from an array of restaurant, retail and hotel options.



JOIN AN INCREDIBLE  
HOST OF NEIGHBOURS IN  
CHARLOTTE SQUARE



# Description

The property is an attractive mid terraced, modern townhouse with sandstone façade arranged over 6 levels constructed in the 1990s.

The upper floor offices are accessed via an impressive reception. Two passenger lifts provide access to all floors. A full common part refurbishment is proposed.

The lower ground office has its own front door and is self-contained. There is a small external courtyard to the front.

The suites extend to the following Net Internal Areas:

FLOOR	SIZE (Sq. M)	SIZE (sq.ft)
LOWER GROUND	128.8	1,386
FOURTH	307.8	3,313
FIFTH	56.3	606
<b>TOTAL</b>	<b>492.9</b>	<b>5,306</b>
CAR SPACES	5	

New end of trip amenities are being created for use of all occupiers.

There is a secure basement car park and external car spaces to the rear of the building. There are 5 dedicated car spaces available.



# Lower Ground Floor

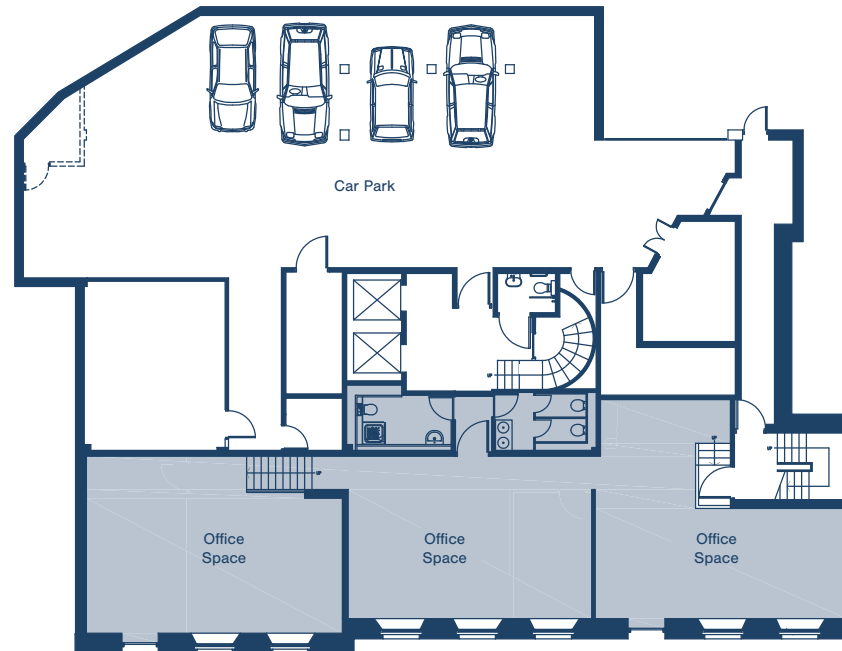
The available space comprises the lower ground floor suite which is completely self contained and benefits from its own separate entrance with external courtyard.

Internally, the suite will be refurbished to a high standard to create open plan office accommodation laid out in 3 distinct office areas.

The specification will include:

- Toilet and shower upgrades
- New decoration throughout
- Suspended ceiling
- LED lighting
- Raised access floor

The suite benefits from existing fit out which could be retained.



1,386 sq feet



# 4th/5th Floors

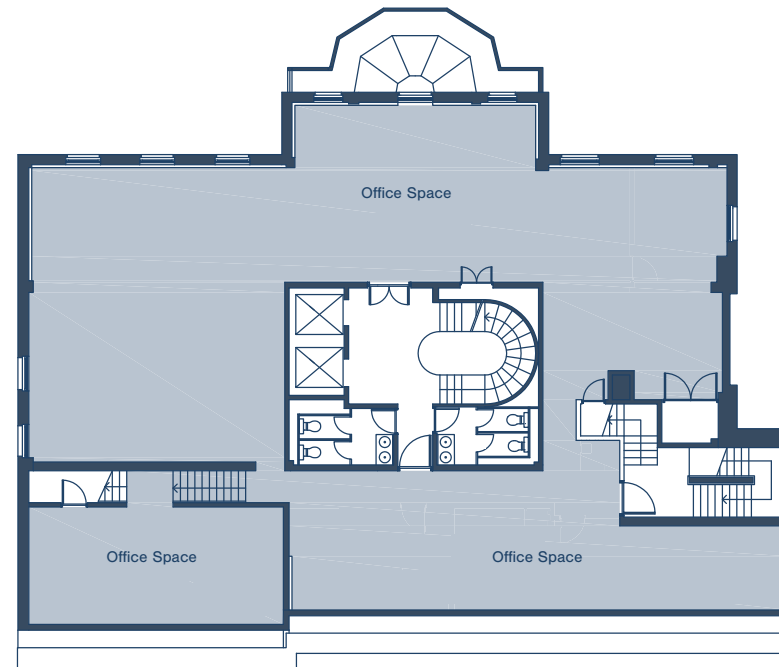
INCREDIBLE OUTLOOK  
FROM UPPER FLOORS



The fourth and fifth floors will be completely refurbished to provide exceptional quality office space of a modern nature.

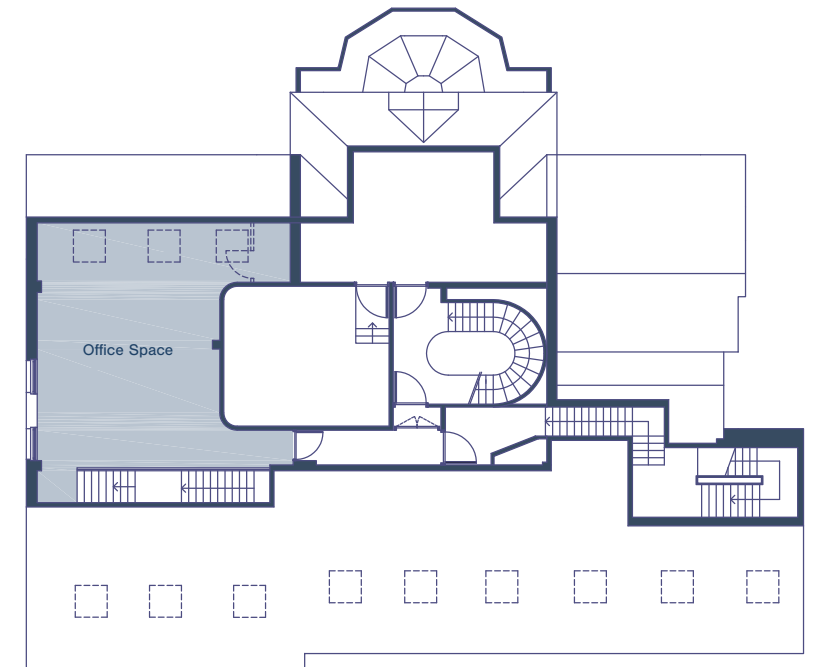
The specification will include:

- Toilet and shower upgrades
- New decoration throughout
- Suspended ceiling
- LED lighting
- Raised access floor



Fourth Floor

3,313 sq feet



Fifth Floor

606 sq feet



## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

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### CONTACT

Angela Lowe

**angela.lowe@cbre.com**

+44 7793 808 458

Beverley Mortimer

**beverley.mortimer@cbre.com**

+44 7771 370 504

# CBRE

Ross Wilson

**ross.Wilson@g-s.co.uk**

+44 7803 896 939

Ross Chinnery

**ross.chinnery@g-s.co.uk**

+44 7584 061 146

 **GRAHAM  
SIBBALD**

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