

GLENORCHY HOUSE

20 UNION STREET, EDINBURGH, EH1 3LR



TO LET

FIRST FLOOR OFFICE

1,426 SQ FT (132 SQ M)

- City centre location
- Open plan office space
- EPC: A
- Parking available
- Flexible terms available
- Within 9 minutes walk of Waverley Station



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LOCATION

The property is located between Gayfield Square and Broughton Street at the East end of Edinburgh's New Town.

The building benefits from fantastic public transport links as many major bus routes as well as the tram are within easy walking distance. Waverley Rail Station is 9 minute walk away, and Edinburgh Bus Station is a 7 minute walk.

Edinburgh's St James Quarter is located nearby offering a range of restaurants, cafés, bars, shops, and leisure facilities.

DESCRIPTION

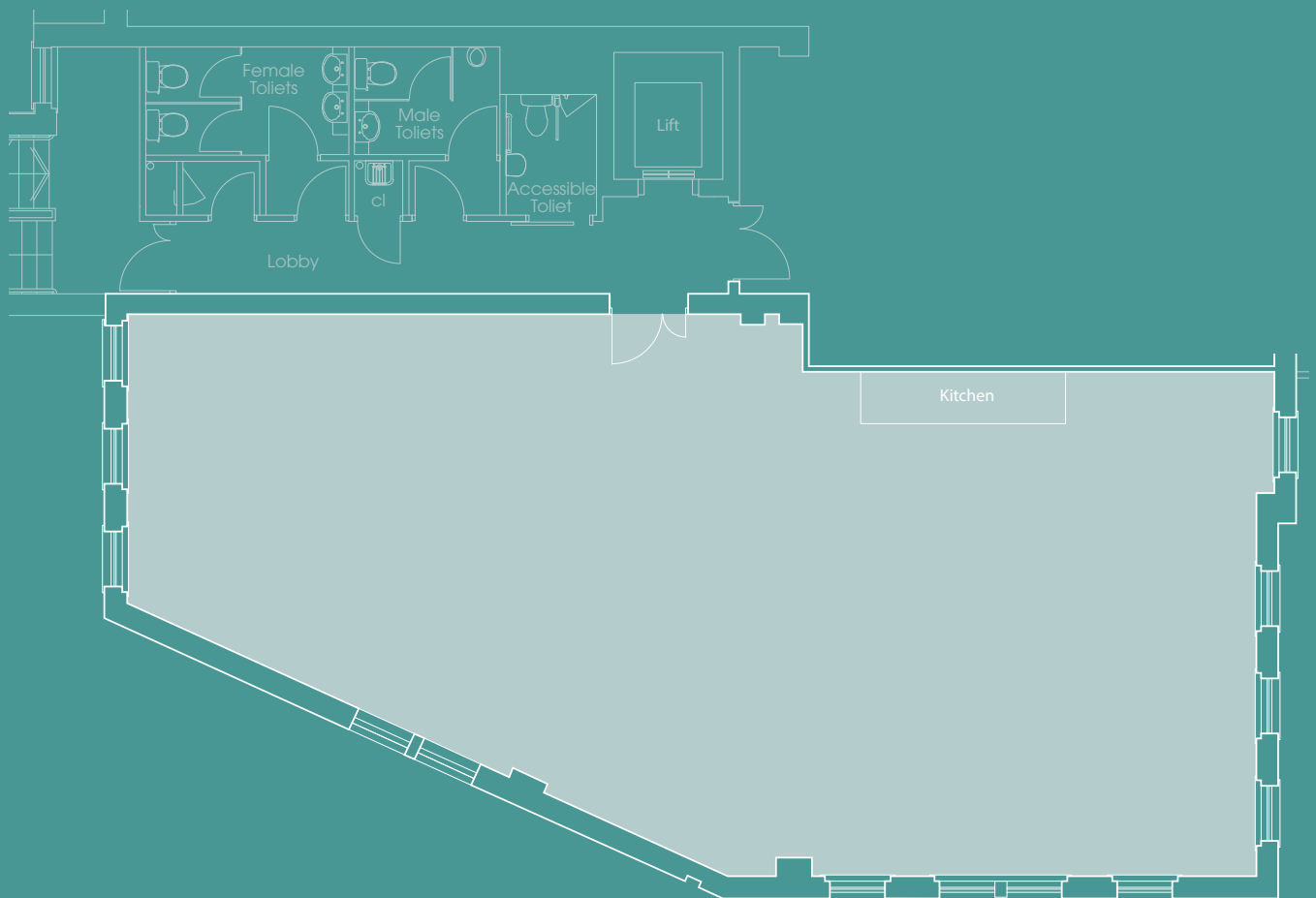
Glenorchy House is a modern, purpose built office with access via a shared entrance, with secured entry phone system, leading into a common hallway. Car parking and covered bicycle storage is available.

The common parts of the building have recently been fitted with LED and motion sensitive lighting. The building also benefits from a shower, available to all tenants.

The offices benefit from a good specification including suspended ceilings incorporating LED lighting, raised access floors with floor boxes, central heating, double glazed windows and newly installed kitchen.

ACCOMMODATION

First Floor South suite | 1,426 sq ft | 132.48 sq m





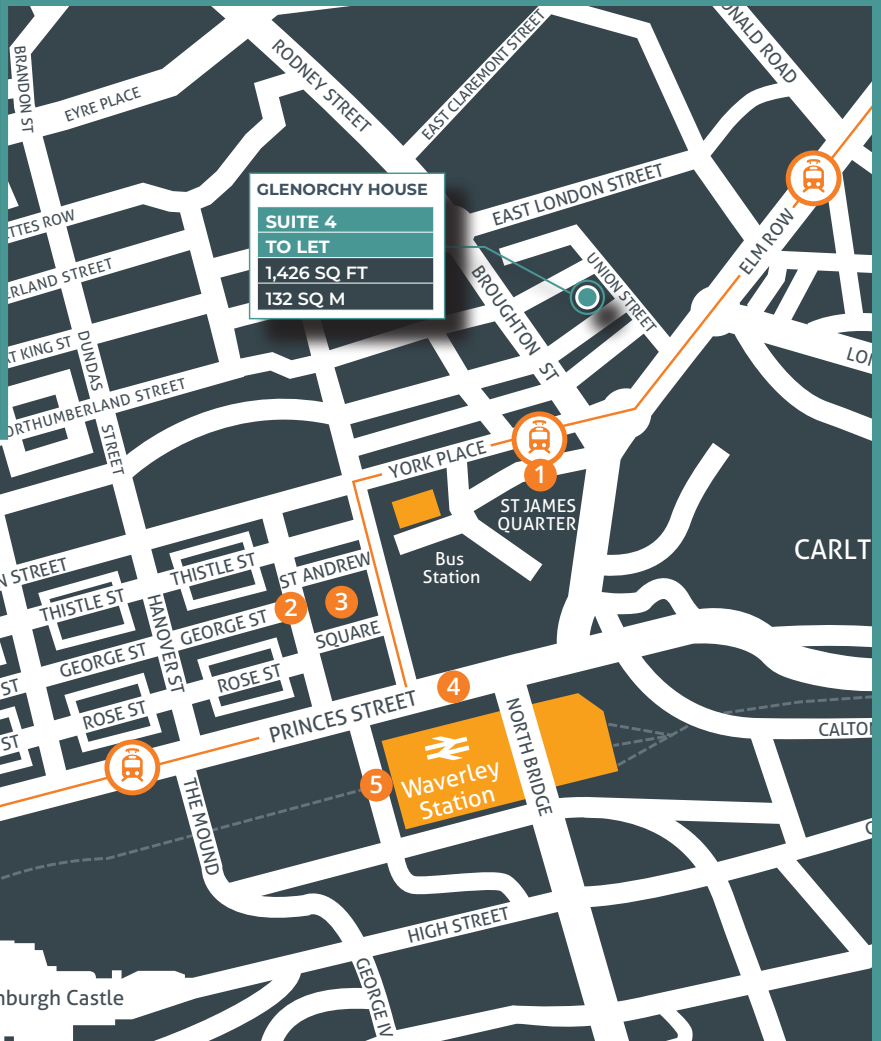
Computer generated carpets



WALK TIMES

- 1 York Place Tram / 5 mins
- 2 George Street / 15 mins
- 3 St Andrew Square / 12 mins
- 4 Princes Street / 10 mins
- 5 Waverley Railway Station / 9 mins

TRAM ROUTE



LEASE

The office is available on Full Repairing and Insuring terms.

RATES

The ingoing tenant will be responsible for the local authority rates. Details are available on request.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = A

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred and the ingoing tenant to be responsible for LBTT.

VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

ENTRY

To be mutually agreed.

VIEWING & FURTHER INFORMATION

Please contact the sole letting agents:

Galbraith

4th Floor
18 George Street
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