
1-4

GLENFINLAS
STREET

TO LET

1,386 – 5,306 SQ.FT

PRESTIGIOUS OPEN PLAN OFFICES
IN EDINBURGH CITY CENTRE





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 which includes refurbished reception / waiting area with high end finishes..

The lower ground office has its own front door and is self-

contained. There is a small external courtyard to the front.

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.

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
TOTAL	492.9	5,306
CAR SPACES	5	



Lower Ground Floor

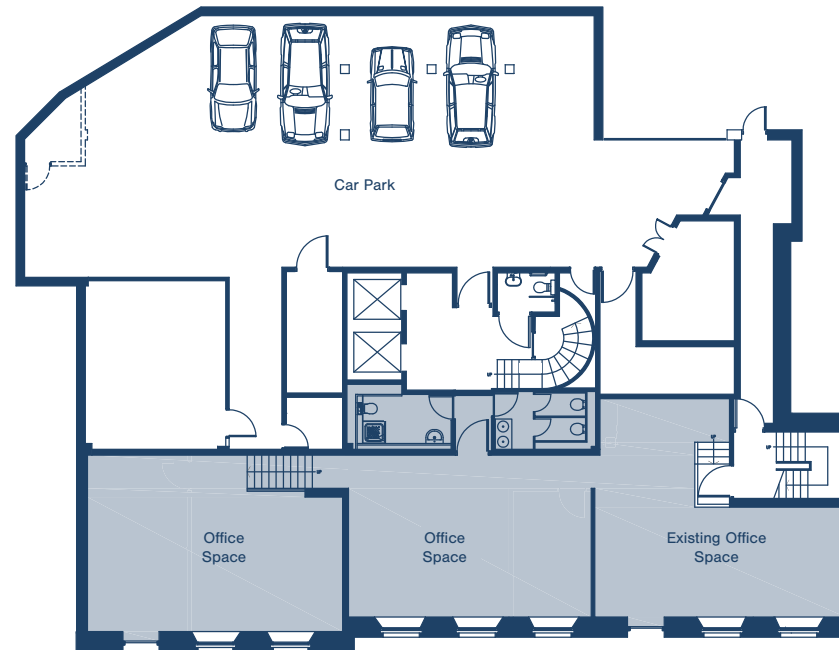
The available space comprises the lower ground floor suite which is completely self contained and benefits from its own separate entrance with external courtyard.

Internally, the suite will benefit from upgrading. The suite is currently laid out in 3 distinct officer areas.

The specification will include:

- New decoration throughout
- Suspended ceiling
- LED lighting
- Raised access floor

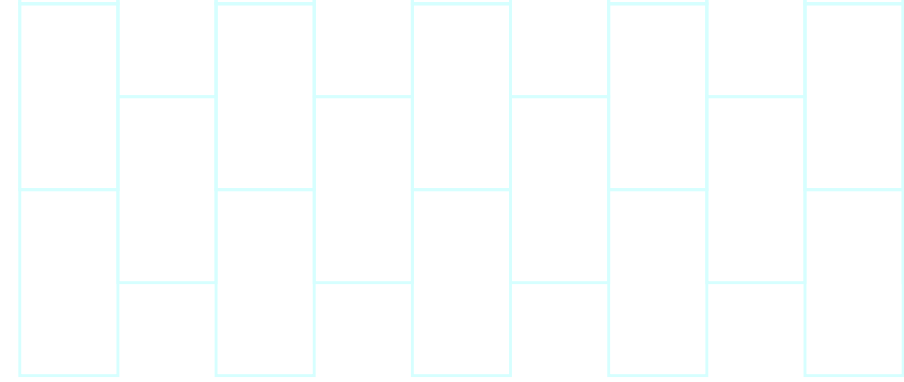
The suite benefits from existing fit out which could be retained.



1,386 sq feet



Lower Ground Space Plans



Option 1 17 Workstations

- Client Lounges
- Open Plan Areas
- 6 Person Office
- Private Office
- Staff Cafe / Social Space
- Meeting Rooms
- WC's / Shower



Option 2 16 Workstations

- Agile Working / Informal Meeting
- Staff Cafe / Social Space
- Meeting Rooms
- Client Lounges
- Open Plan Areas
- WC's / Shower



4th/5th Floors

INCREDIBLE OUTLOOK
FROM UPPER FLOORS

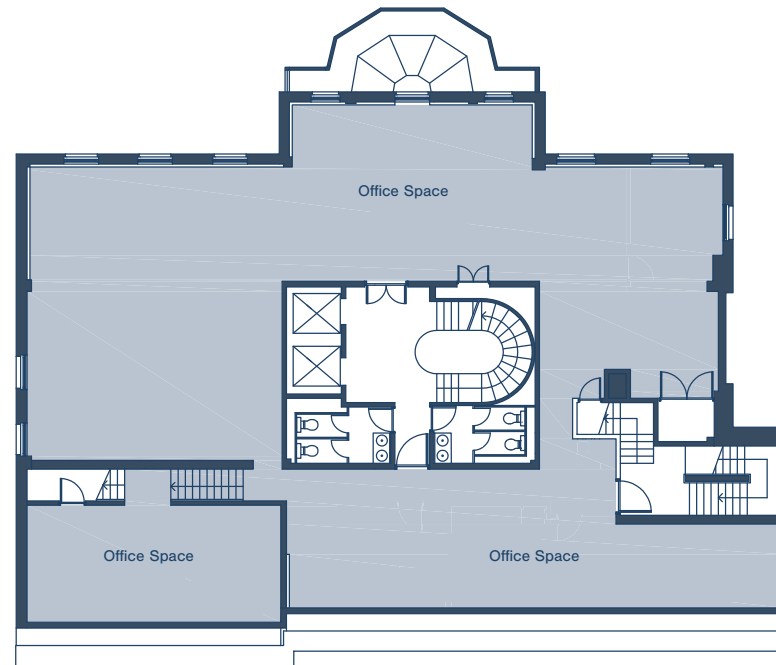
1-4
GLENFINLAS
STREET



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

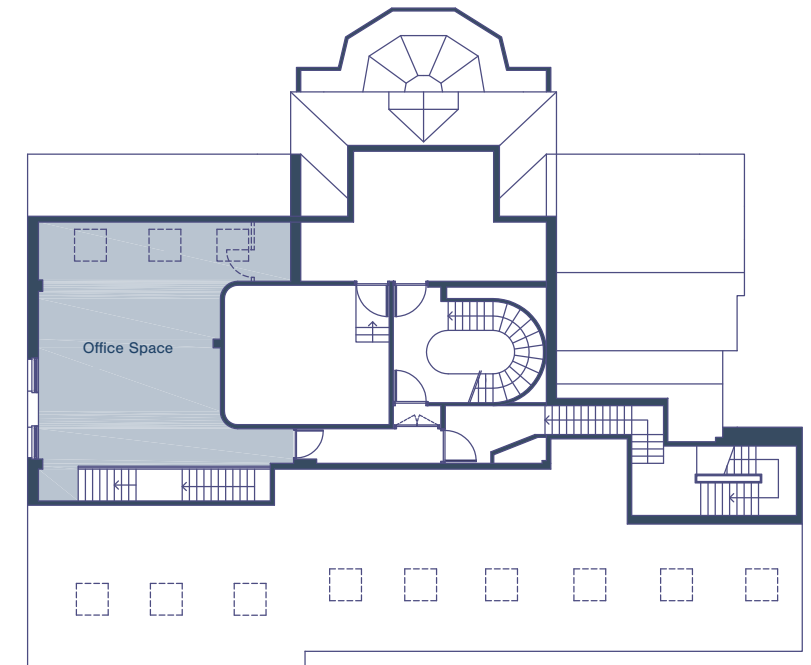
The specification will include:

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



Fourth
Floor

3,313 sq
feet



Fifth
Floor

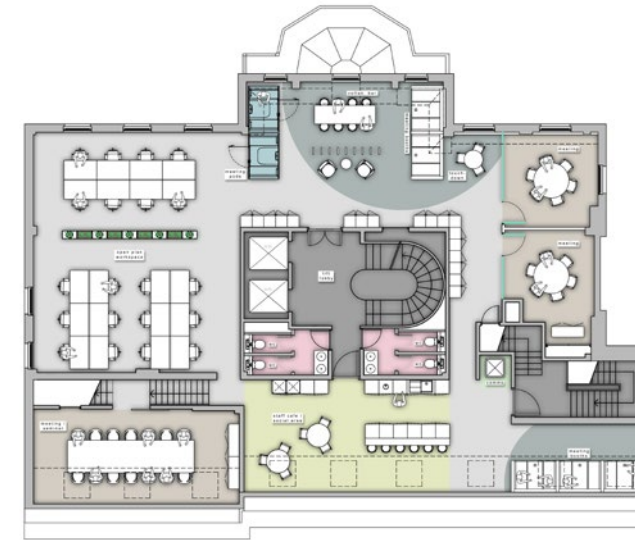
606 sq
feet

4th/5th Space Plans

THE PROPERTY IS AN ATTRACTIVE MID TERRACED, MODERN TOWNHOUSE WITH SANDSTONE FAÇADE ARRANGED OVER 6 LEVELS CONSTRUCTED IN THE 1990S.

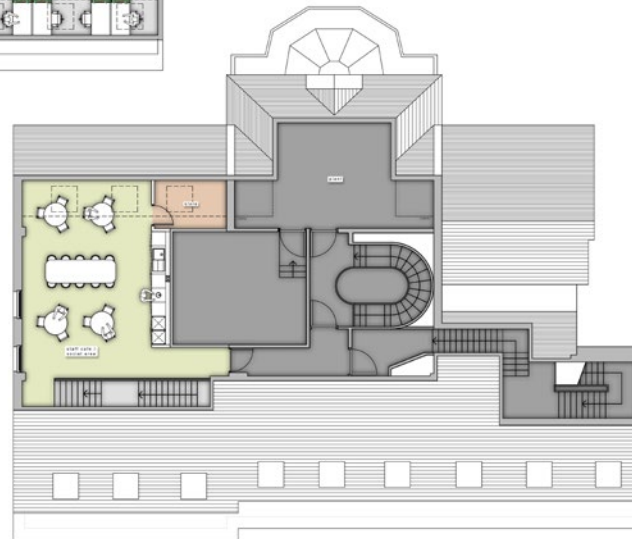


Option 1
36 Workstations

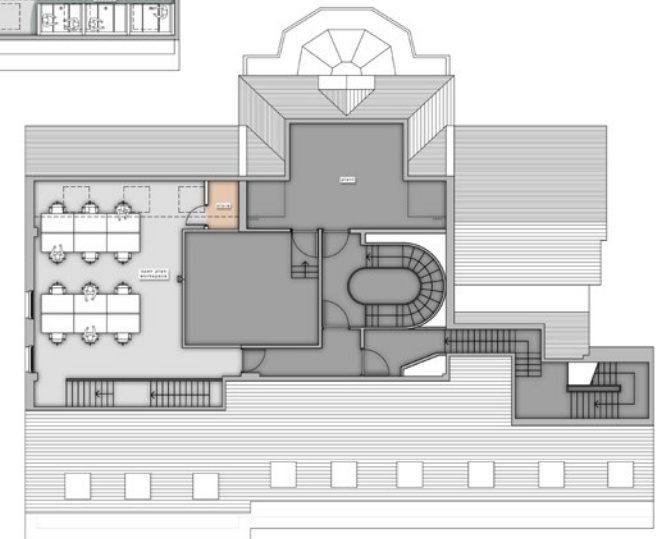


Option 2
32 Workstations

- Agile Working / Informal Meeting
- Staff Cafe / Social Space
- Comms
- WC's / Shower
- Client Lounges
- Open Plan Areas
- Meeting Rooms
- Storage



- Agile Working / Informal Meeting
- Staff Cafe / Social Space
- Comms
- WC's / Shower
- Client Lounges
- Open Plan Areas
- Meeting Rooms
- Storage
- Call / Meeting Pods





ENERGY PERFORMANCE CERTIFICATE

Available upon request.

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 **GRAHAM
SIBBALD**

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