

# TO LET

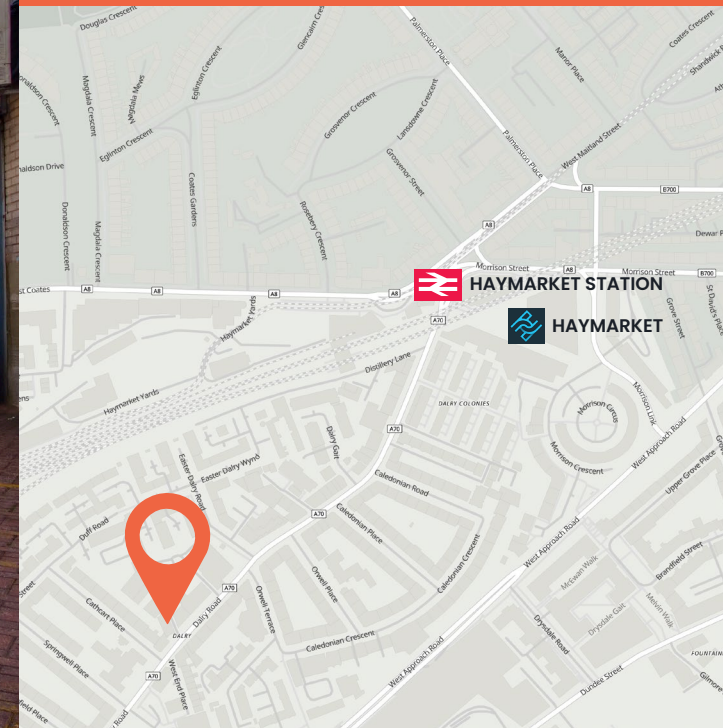
## Office near Haymarket Station

- Up to 80 Desks
- Available now on short or long term leases
- Parking Available - up to 10 assigned spaces
- Furnished or unfurnished

READY  
TO  
OCCUPY  
NOW



9-11 WASHINGTON LANE  
EDINBURGH | EH11 2HA



Onsite  
Parking



7 mins walk  
to Haymarket  
station



5,220 SQ FT  
(485 SQ M)

# ABERCASTLE

RIGHT TIME RIGHT SPACE

## LOCATION

The premises are located at Washington Court on Washington Lane, which is situated just off Dalry Road and is approximately 300 yards from Haymarket station and just over half a mile from Princes Street.

Dalry Road is a popular mixed commercial / residential area benefiting from excellent transport links and a wide range of local amenities with cafés and local dining options, including Twelve Triangles, Chapter One Coffee Shop, Locanda de Gusti, Wine & Peach and Pizzeria 1926.



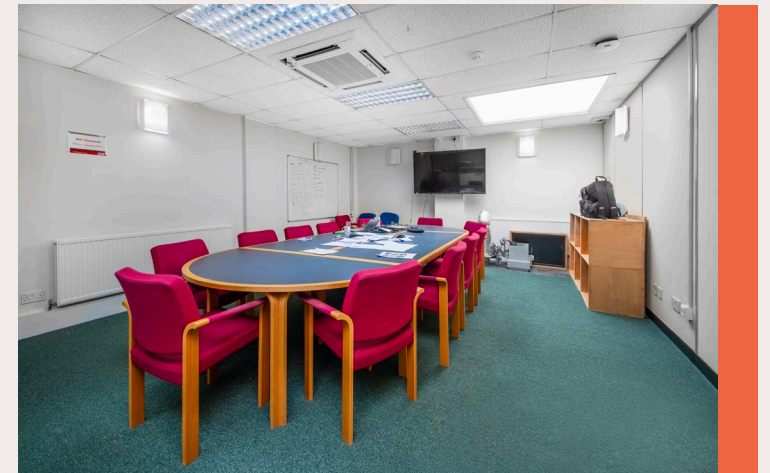
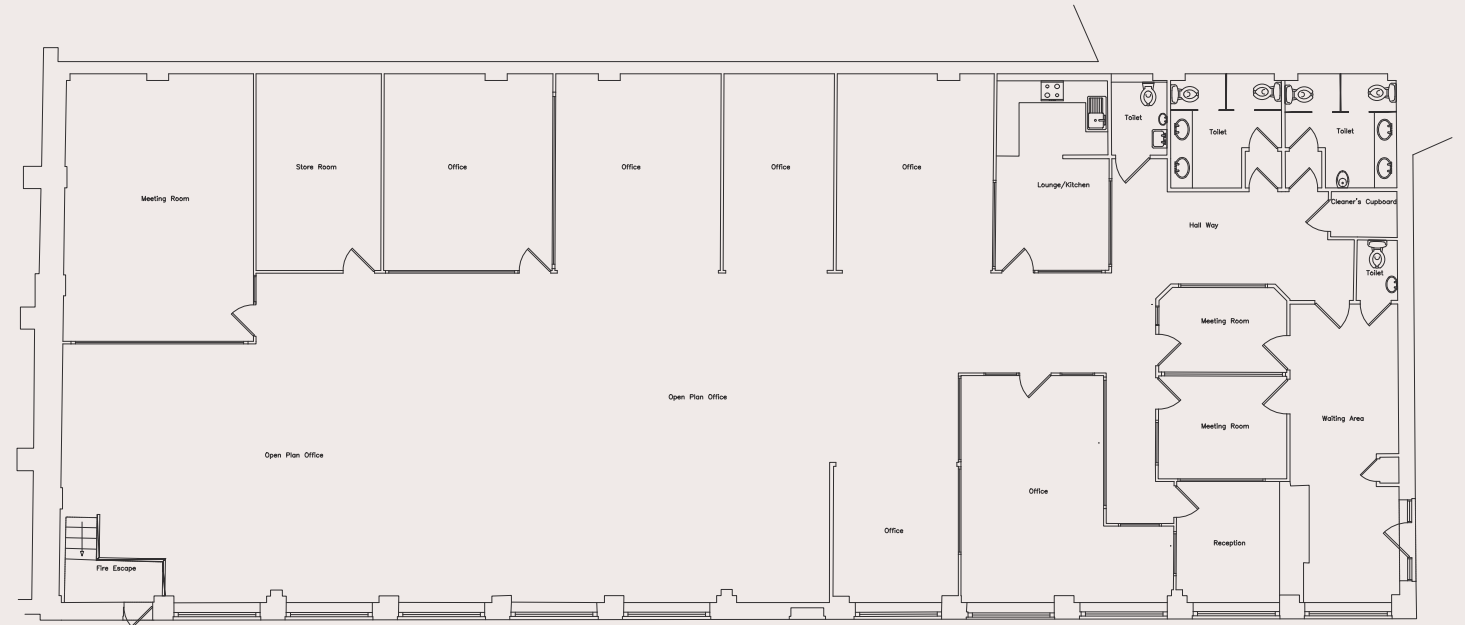
## DESCRIPTION

The office is primarily open plan with some meeting rooms and dedicated offices.

- Shower
- Furnished with desks and meeting room tables and chairs
- New Gas fired central heating/air conditioning
- Double glazing
- WC and kitchen / tea-prep facilities

## ACCOMMODATION

The property provides approximately 485 sq m (5,220 sq ft) on a Net Internal basis and benefits from 10 dedicated car parking spaces.



## TERMS

The premises are available now on flexible terms to suit end user.

## BUSINESS RATES

The Office is valued for rates at £60,000.

## VAT

The property is elected for VAT.

## ENTRY

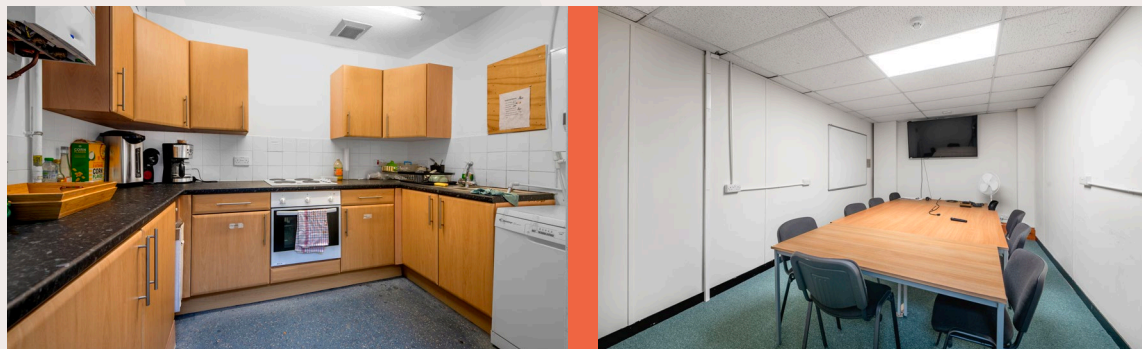
The property will be available for immediate occupancy.

## LEGAL COSTS

Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

## EPC

The property has an Energy Performance Rating of C.



## VIEWINGS

Get in touch with us to arrange a viewing:

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property.

January 2026

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