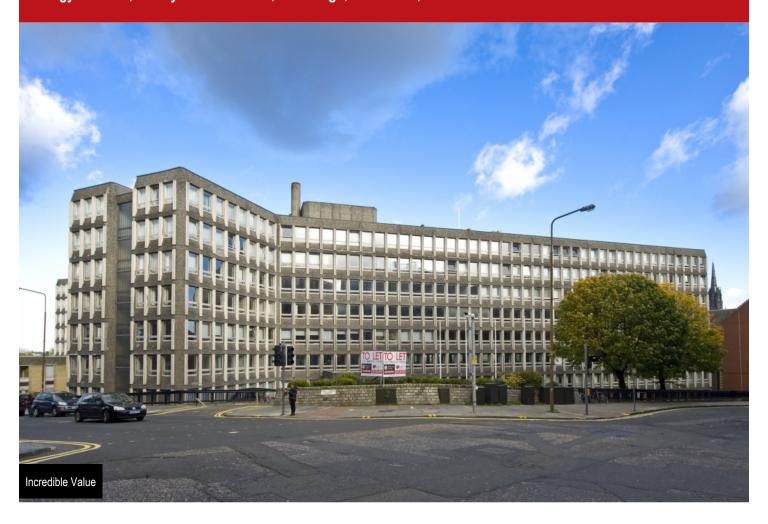




# To Let

# Office 6,833 - 36,833 sq ft Net Internal Area

Argyle House, 3 Lady Lawson Street, Edinburgh, Midlothian, EH3 9DR



# **Summary**

- Landmark City Centre office building in exceptional location.
- · Type: Office
- · Tenure: To Let
- Size: 6,833 36,833 sq ft Net Internal Area
- · Rent: Available on Request

# **Highlights**

- · Best value offices in Edinburgh City Centre
- · Bright, open floorplates
- · Located in the shadow of Edinburgh Castle
- Refurbishment planned to improve common areas

#### Location

Argyle House is situated within the heart of Edinburgh's city centre, with the primary entrance located on Lady Lawson Street. Lothian Road and Princes street are within minutes walk from the property and offer prominent bus routes and the new tram system.

# **Specification**

The subjects comprise the remaining office occupation within Argyle House over floors B and C. The level C accommodation will require works to bring it into tenantable condition. The floors are a mixture of specifications but mainly include suspended fibre ceilings, cat 2 lighting, carpeted floors with perimeter cabling.

The building features the following benefits:

- · Immediate Availability
- · Stunning views of Edinburgh Castle
- · 24 hour access
- · Manned, secure reception
- · Potential for alternative use
- · Superb local amenity

# **Availability**

Floor	Sq m	Sq ft
Level B	635	6,833
Level C	2,787	c. 30,000
Total	3422	36, 833

#### **Terms**

Our client is willing to enter into internal repairing and insuring leases for a term to be mutually agreed

# Viewings

Strictly by appointment with the joint letting agents

# **Energy Performance Rating**

This property has been graded as 49 (B).

#### Rent

Available on Request

#### **Business Rates**

Rates Payable: £5.87 per sq ft

(based upon Rateable Value: £11.50 and UBR: 46.6p)

To be re-assessed upon occupation

# **Service Charge**

£3.50 per sq ft

Fixed with uplifts in line with RPI inflation



# **Viewing & Further Information**

If you are interested and would like more information please get in touch.

# Contacts

#### **Cameron Stott**

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# **Joint Agents**

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