

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 tenable 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

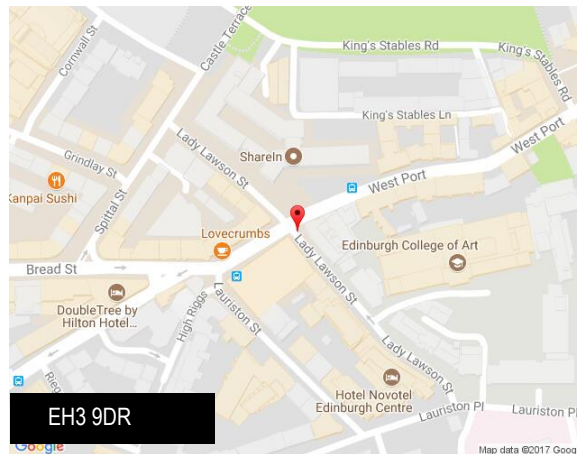
(based upon Rateable Value: £11.50 and UBR: 46.6p)

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

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