

To Let

Office 1,793 sq ft Net Internal Area

Atrium Suite - Exchange Plaza, 50 Lothian Road, Edinburgh, Midlothian, EH3 9BY



Summary

- Atrium suite within one of Edinburgh's most prominent office buildings.
- Type: Office
- Tenure: To Let
- Size: 1,793 sq ft Net Internal Area
- Rent: Available on Request

Highlights

- Excellent communication links
- Exceptional local amenities
- Manned reception
- Impressive entrance
- With 3 secure parking spaces

Location

50 Lothian Road is located in the heart of the Exchange District, Edinburgh's key office location. Nearby occupiers include Standard Life, Lloyds Banking Group, Aberdeen Asset Management, Scottish Widows, BlackRock, Anderson Strathern, KPMG and Deloitte. The Edinburgh International Conference Centre is only a few minutes' walk from the property.

Lothian Road is home to numerous amenities such as bars, cafes and restaurants. Additionally, the key shopping locations of Princes Street and George Street are a short walk away.

The property benefits from excellent transport links as Lothian Road is served by several bus routes. Haymarket and Waverley train stations are both within walking distance and there is a tram stop nearby on Shandwick Place providing easy access to Edinburgh Airport. Several large public car parks are also available in the vicinity.

Description

50 Lothian Road comprises a modern 7 storey office building. The property features a prominent entrance and reception area, with full height atrium. The available accommodation is situated within the ground floor, accessed from the atrium area.

Specification

The suite benefits from the following:

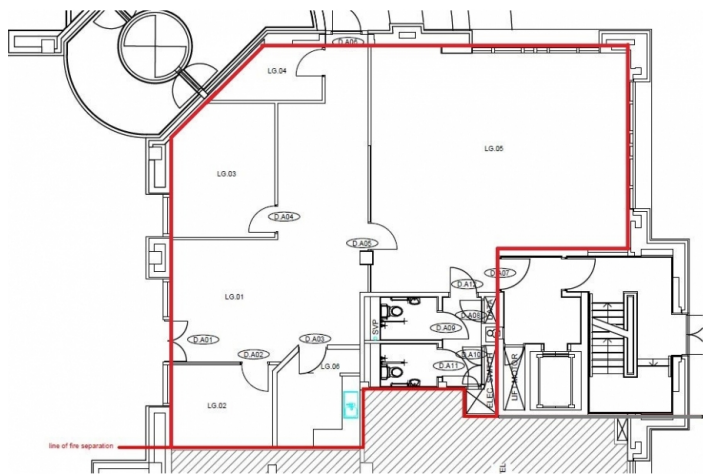
- Manned reception
- Self contained WC and Kitchen Facilities
- Open plan accommodation
- Air conditioning
- Raised access flooring
- 3 car spaces available, subject to terms
- Cycle Storage and Showers

Terms

The accommodation is available on a new FRI lease for a term to be agreed.

Accommodation

The atrium suite provides the following approximate net internal areas: 1,793 sq ft



Energy Performance Rating

This property has been graded as 80 (D).

Rent

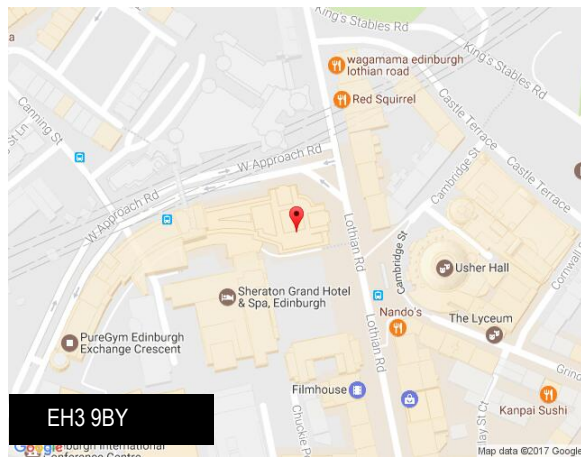
Available on Request

Business Rates

To be re-assessed upon occupation

Service Charge

Available on Request



Viewing & Further Information

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

Contacts

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