

To Let

Office 3,225 sq ft NIA

6-8 Wemyss Place, Edinburgh, Midlothian, EH3 6DH



Summary

- High quality office accommodation behind a retained facade
- Type: Office
- Tenure: To Let
- Size: 3,225 sq ft NIA
- Rent: Available on Request

Highlights

- Exceptional local amenities
- Fitted out
- Lift Access
- Self contained WCs

Location

6 Wemyss Place is located to the west end of Queen Street, with a fantastic outlook over Queen Street Gardens. Located on the northern edge of Edinburgh's prime "Golden Rectangle" area, the property benefits from exceptional transport links, being in short walking distance of both Waverley and Haymarket train stations, as well as being served by a number of bus routes. Edinburgh's best retail and leisure amenities can be found just south of the property on George Street and Princes Street providing occupiers with access to a wide range of shops, bars and restaurants.

Availability

Floor / Unit	Size	Possession	Availability
2nd	3,225 sq ft	Immediate	Available

Description

The property comprises a mid terraced five storey stone built Georgian townhouse. High quality, open plan office accommodation is provided behind a retained facade. The available accommodation is situated on the 2nd floor and benefits from the following specification:

- Raised access floor
- Kitchen facilities
- Self contained male, female and disabled toilets
- Lift access
- Retained fit-out

Accommodation

The 2nd floor accommodation provides a net internal floor area of approximately 3,225 sq ft.

Lease Terms

The property is available by way of a sub lease or assignment on terms to be agreed between both parties, until expiry of the head lease on the 29th May 2018.

Alternatively, a longer term may be available direct from the landlord.



Energy Performance Rating

This property has been graded as 47(D).

Rent

Available on Request

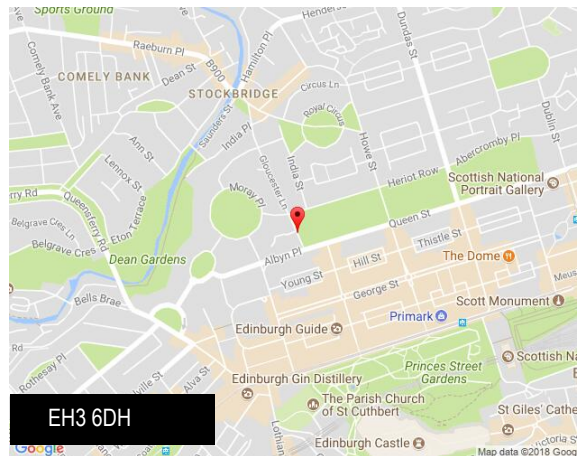
Business Rates

Rates Payable: £6.92 per sq ft

(based upon Rateable Value: £47,900 and UBR: 46.6p)

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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