

To Let

8, Manor Place, Edinburgh, EH3 7DD

361 to 3,705 sq ft



Location

The property is situated on Manor Place in Edinburgh's West End. The area provides a mix of predominantly office and residential accommodation within terraces of traditional townhouses and offer tenants access to a comprehensive range of local amenities including a wide selection shopping outlets, bars and leisure facilities.

The property benefits from excellent transport links and is highly accessible. The location is well served by Edinburgh's extensive bus network with frequent services on offer to all areas of the city. Haymarket railway station is also within walking distance, as well as the tram network that provides a direct route to Edinburgh airport.

Description

The property comprises of a traditional mid-terraced townhouse, arranged over lower ground, ground and three upper floors. A mix of open plan and cellular office accommodation is provided across the floors. 3 surface car parking is provided to the rear of the property.

Terms

The property is available on a new FRI lease on terms to be agreed from April 2018

Legal Costs

Each Party will be responsible for their own costs in connection with legal fees, Land Buildings and Transaction Tax, registration dues and any VAT thereon.

Accommodation

| Floor / Unit | Size | Rent | Possession | Availability |
|--------------|-------------|---------------|------------|--------------|
| Unit | 3,705 sq ft | £20 per sq ft | April 2018 | Available |

EPC

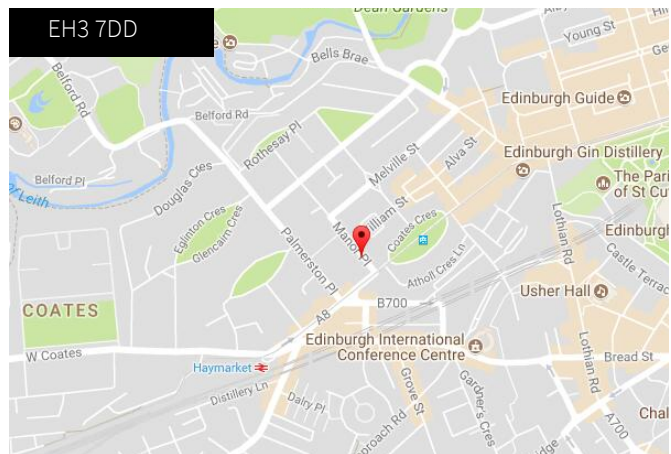
This property has been graded as 66 E.

Rent

£20 per sq ft

Business Rates

Rates Payable (2017/2018): £24,581.50 per annum
(based upon Rateable Value: £52,750 and UBR: 49.2p)



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