



EIGHT MANOR PLACE

EDINBURGH

FULLY REFURBISHED
TOWNHOUSE
IN EDINBURGH'S
PRESTIGIOUS
WEST END

HIGH
QUALITY
OFFICES
TO LET

3,705 sq ft
(344 sq m)

Location

8 Manor Place is located within the heart of Edinburgh's West End office district, situated on the southern end of the street. Manor Place offers tenants access to a comprehensive range of local amenities including a wide selection of cafés, bars and shopping outlets.

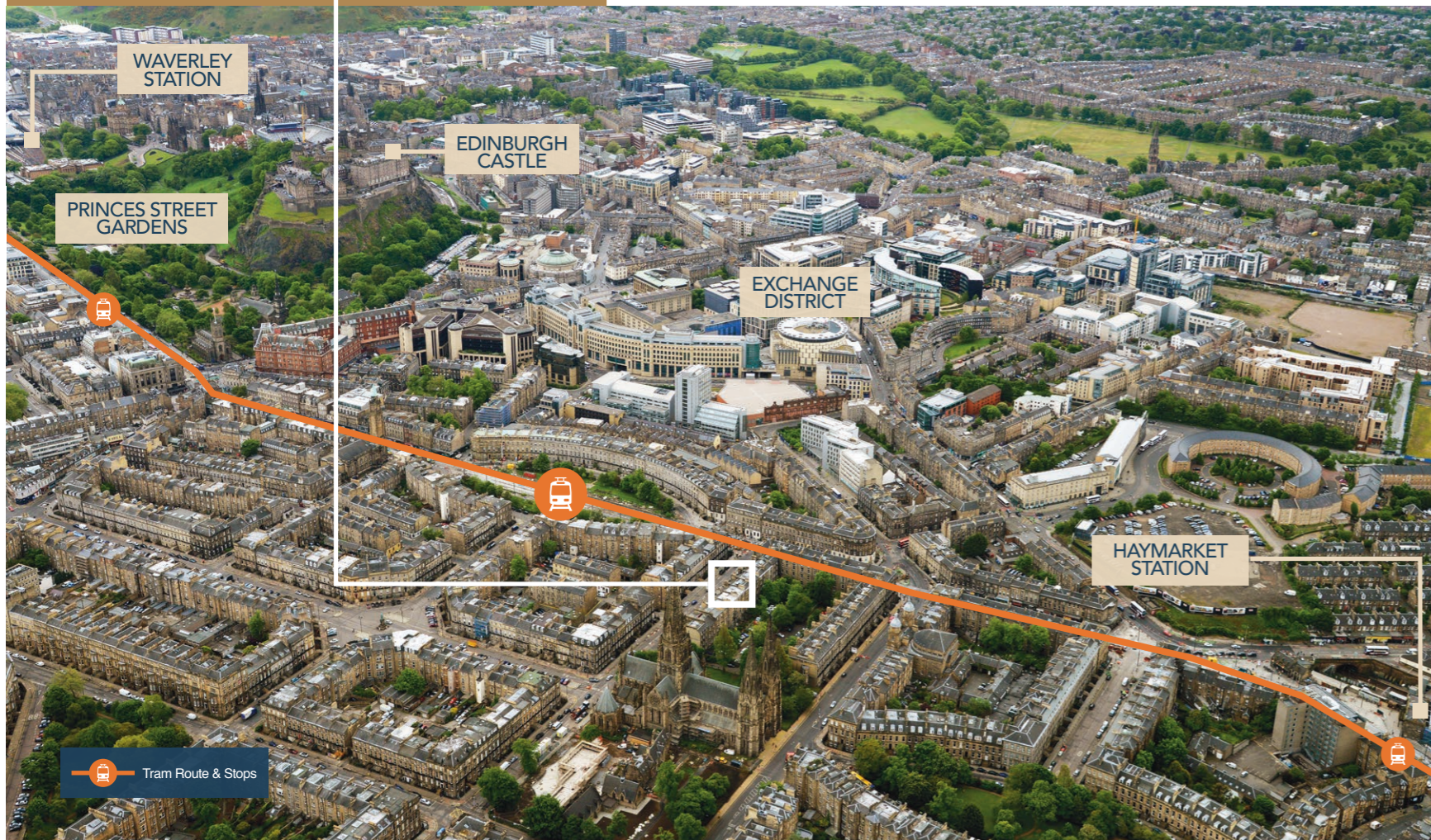
The property benefits from excellent transport links and is highly accessible. Haymarket railway station is within walking distance, as well as the tram network that provides a direct route to Edinburgh airport. The location is also well served by Edinburgh's extensive bus network with frequent services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

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Description

The Grade B Listed property is a traditional mid-terraced townhouse building arranged over lower ground, ground and three upper floors. The property benefits from a prominent entrance, and the lower ground floor can be self-contained and accessed via a separate staircase.

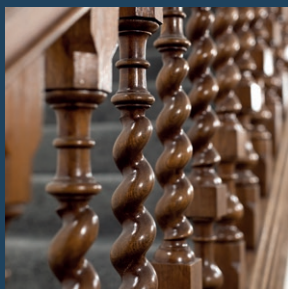
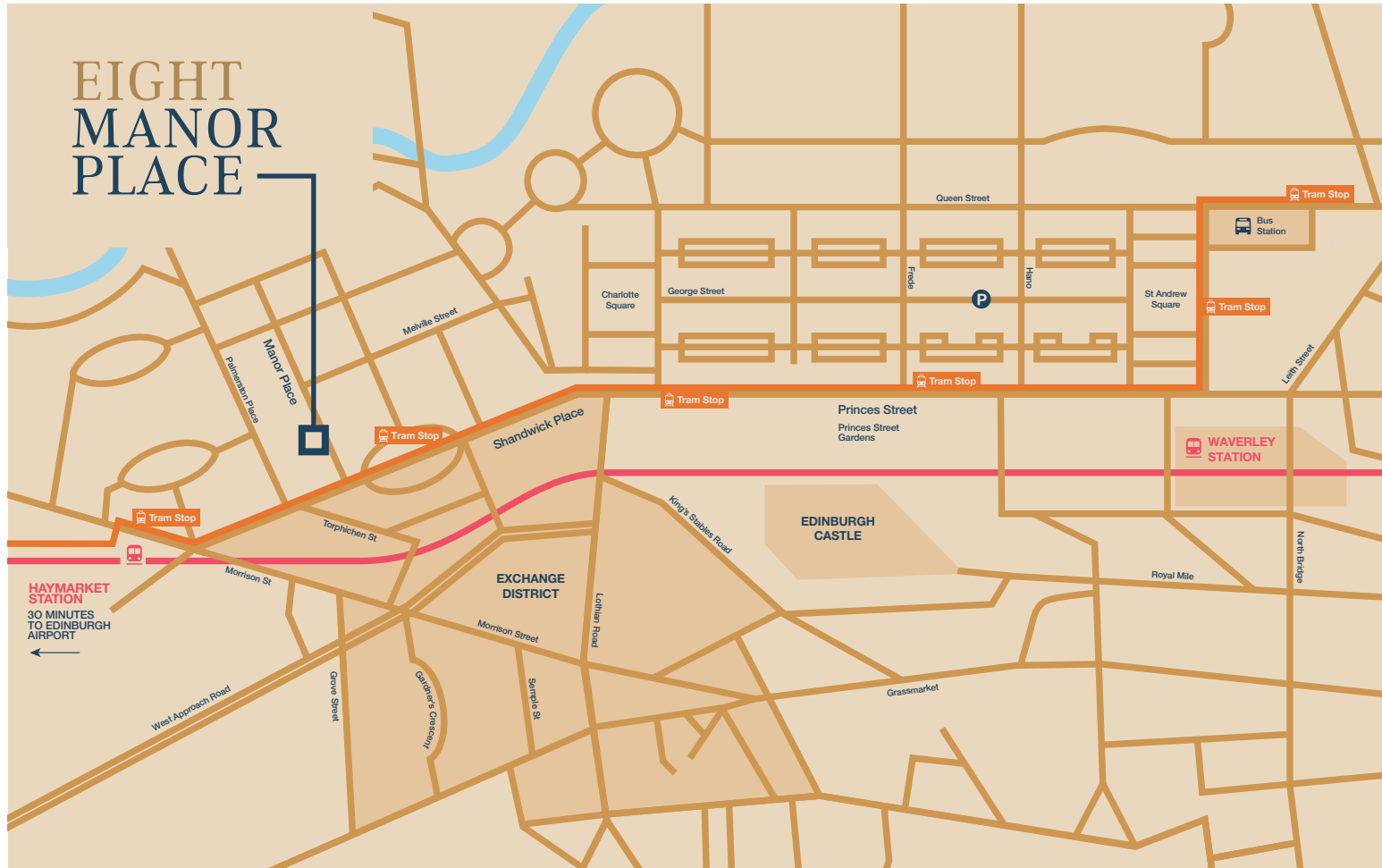


The property has been fully refurbished and benefits from the following specification:



-  Period features
-  Gas Central Heating System
-  LED Lighting
-  Kitchen facilities
-  Toilets on LG, Ground and 2nd Floor
-  Shower facilities
-  3 car spaces

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Terms

New full repairing and insuring leases will be offered for a term to be agreed.

Rateable Value

The property has a rateable value of £52,750. This provide rates payable of £26,691.50 pa assuming rate poundage of £0.506. Further information available at: www.saa.gov.uk

EPC

The property has an EPC rating of E.

Further Information

For further information or to arrange a viewing please contact the sole letting agent.



Alastair Stang

0131 243 2220
alastair.stang@eu.jll.com

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