

OFFICE SPACE

- > FLEXIBLE OFFICE PREMISES
- > LOCATED IN THE HEART OF EDINBURGH'S CITY CENTRE
- > ALL-INCLUSIVE LICENCE AGREEMENTS
- > OFFICES FROM 107 – 283 SQFT AVAILABLE SEPARATELY OR COMBINED
- > MONTHLY RENTALS FROM £460 UP TO £920 PCM
- > OFFICE FURNITURE AVAILABLE ON REQUEST
- > 1 CAR PARKING SPACE AVAILABLE
- > IN CLOSE PROXIMITY TO ABUNDANCE OF STAFF AMENITIES



TO LET

3 HILL STREET, EDINBURGH, EH2 3JP

CONTACT: Steven Clarke steven.clarke@shepherd.co.uk , 0131 225 1234 www.shepherd.co.uk
Emily Anderson emily.anderson@shepherd.co.uk 0131 225 1234 www.shepherd.co.uk



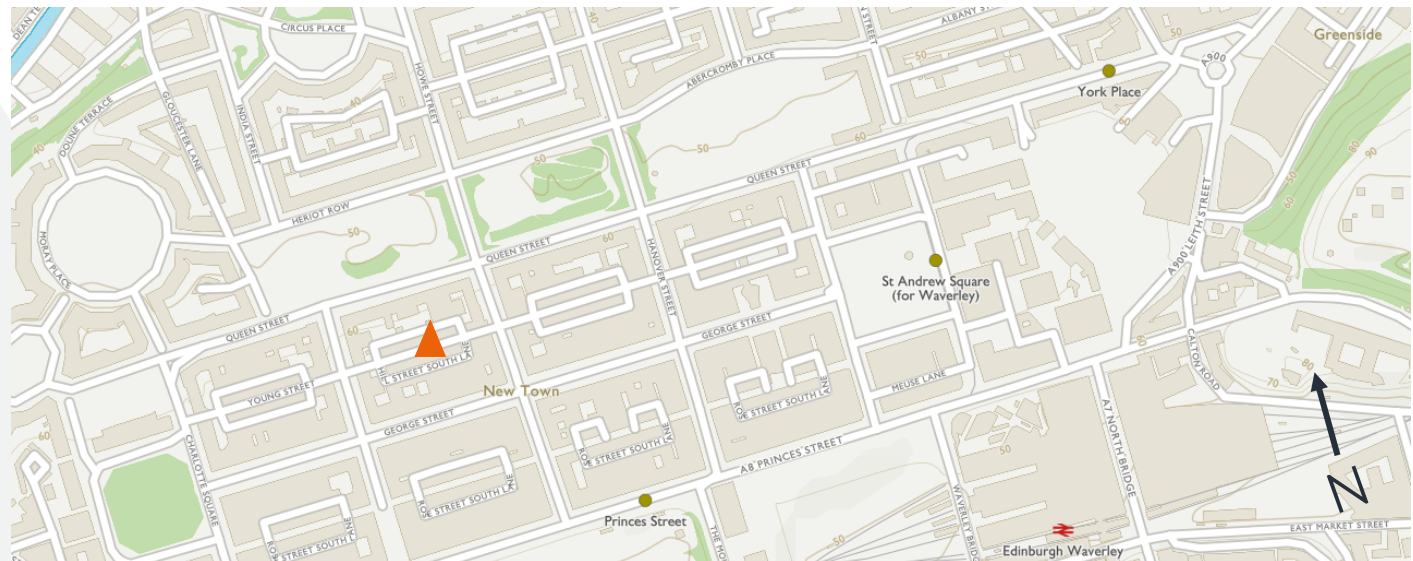
LOCATION

3 Hill Street is situated within a prime city centre location on the north side of Hill Street in Edinburgh's golden rectangle area, which is firmly established as a mixed use location surrounded by many office, retail and leisure occupiers. George Street in close proximity is Edinburgh's premier shopping location for high quality retailers with numerous national and international retailers occupying the street. 3 Hill Street is well located between Castle Street and Frederick Street with nearby staff amenities including Bannatyne Health Club, Queens Arms, Rabble and Cairngorm Coffee.

DESCRIPTION

The property comprises an attractive, listed, mid terraced townhouse building arranged over four floors. The office operates as a privately managed office occupier space and benefits from being significantly refurbished within the last 18 months. The offices benefit from shared WC and tea prep facilities within the common areas.

The building comprises of several bright cellular office spaces per floor of which we currently have the ground floor room and second floor rooms available. The ground floor space benefits from great on street advertising window space while the 2nd floor offers 3 rooms which are available separately or combined for separate office/meeting spaces.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

Steven Clarke steven.clarke@shepherd.co.uk & Emily Anderson Emily.anderson@shepherd.co.uk

www.shepherd.co.uk



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ACCOMMODATION	SqM	SqFt	Rent
GF1	13.73	148	£920
2F1	9.93	107	£460
2F2	26.28	283	£715
2F3	24.88	268	£815
TOTAL	74.82	806	

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered in the current Valuation Roll of which can be confirmed on request. All the offices benefit from 100% rates relief subject to individual tenant circumstances.

LICENCE

The subjects are offered on an all-inclusive 12 month rolling licence agreement which includes rent, utilities, maintenance and phone lines. Rooms available from £460 per month. There is 1 car parking space available by separate negotiations.



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