

# TO LET

Office Suites



**B&S**  
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**CATCHPELL HOUSE**  
**4/5 CARPET LANE, EDINBURGH, EH6 6SS**

SUITES FROM 9.94 SQ M (107 SQ FT)

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## CATCHPELL HOUSE

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### LOCATION

Edinburgh, with a resident population of approximately 450,000 is both the Capital City and Scotland's administrative and judicial centre.

The subjects are located on Carpet Lane near its junction with Bernard Street in the heart of Leith, Edinburgh's historic port area. The surrounding area provides a wide variety of occupiers and amenities including the Scottish Executive at nearby Victoria Dock and Ocean Terminal shopping centre, with a number of good quality restaurants and bars in the immediate vicinity.

### DESCRIPTION

The premises comprise the first, second and third floors of a traditional five storey building which has been fully refurbished to provide modern office facilities. Internally, the accommodation provides a mixture of cellular and open plan space benefitting from a specification including:-

- Cat 5 distribution and LAN Infrastructure
- Security entrance system with 24 Hour access and intruder alarms
- Tea preparation facilities
- Male and female WC facilities
- Business support services available
- Power & Telecommunications via Perimeter Trunking

### ACCOMMODATION

The premises provide flexible accommodation from 9.94 sq m (107 sq ft).

### LEASE TERMS

The premises are available to let on flexible all inclusive terms for a minimum period of 3 months or alternatively a more traditional Lease on Full Repairing and Insuring Terms may be considered. For further information on quoting rents and lease terms, please contact the sole agents.

### VIEWING AND FURTHER INFORMATION

To arrange a viewing or for further information please contact either:-



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