

# TO LET

## FIRST FLOOR OFFICES

# Galbraith

- City centre location
- Open plan office space
- Parking available
- Flexible terms available
- Within 10 minutes walk of Waverley Station

**1,426 sq ft (132 m<sup>2</sup>)**

## GLENORCHY HOUSE

20 UNION STREET, EDINBURGH,  
EH1 3LR





### Location

The property is located between Gayfield Square and Broughton Street at the East end of Edinburgh's New Town, a City Centre location ten minutes walking distance from Waverley Station and all major bus routes. The building is located within easy walking distance from various restaurants, bars and leisure facilities.

### Description

Glenorchy House is a modern, purpose built office with access via a shared entrance, with secured entry phone system, leading into a common hallway. Car parking and covered bicycle storage is available.

The offices benefit from a good specification including suspended ceilings incorporating compliant lighting, raised access floors with floor boxes, a gas fired central heating, double glazed windows and entry phone system.

### Accommodation

First Floor South Suite	132.48 Sq M	1,426 Sq Ft
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### Lease

The office is available on Full Repairing and Insuring terms.

### Service Charge

A service charge for the common maintenance and management direct from the Landlord of the building will apply. Further information is available on request.

### Rates

The ingoing tenant will be responsible for the local authority rates. Details are available on request.

### Energy Performance Certificates

EPC Rating = C

### Legal Costs

Each Party will be responsible for their own legal costs incurred and the ingoing tenant to be responsible for stamp duty, land tax, administration dues etc.

### VAT

All figures are quoted exclusive of VAT which is payable at the prevailing rate.

### Entry

To be mutually agreed.

### Viewing and Further Information

Please contact the sole letting agents:

Galbraith,  
59 George Street,  
Edinburgh  
EH2 2JG

Harry Trotter  
0131 240 2288  
harry.trotter@galbraithgroup.com



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