## **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.

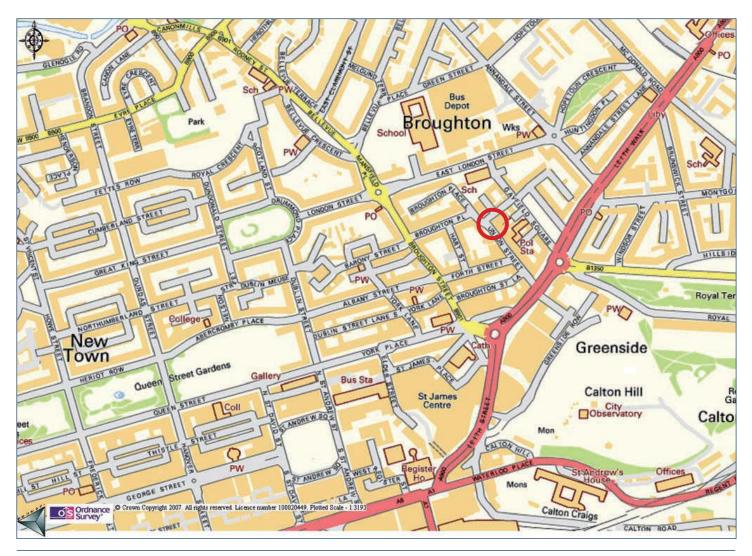
#### Entry

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



Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate