

TO LET

Office

PRELIMINARY DETAILS



160 Dundee Street, Edinburgh, EH11 1DQ

- Ground floor
- Self contained suite
- Extending to 2,571 sq ft
- 12 car parking spaces



0131 222 9601

[Knight Frank.co.uk/edinburgh](https://www.knightfrank.co.uk/edinburgh)

2 Castle Terrace, Edinburgh, EH1 2EL

160 DUNDEE STREET EDINBURGH



Location

160 Dundee Street benefits from excellent transport links, with Haymarket Railway Station and the tram stop within 10 minutes' walking distance. The location is well served by Edinburgh's extensive bus network, with frequent bus services on offer to all areas of the city.

The building also benefits from a proximity to a growing number of hotels, bars, restaurants, cinemas and gyms in Fountainbridge, Lothian Road and Haymarket.

Description

160 Dundee Street comprises a modern office building arranged over ground and two upper floors. The suites are accessed from an attractive, airy, manned entrance foyer.

The available self contained office benefits from the following specification, having undergone a refurbishment by the landlord:

EPC

The EPC rating of E. A copy of the EPC can be provided upon request.

Rates

We have been advised by the Scottish Assessors that the Rateable Value of the total accommodation is currently £32,500 per annum. Further information is available at www.saa.gov.uk

Rent/Service Charge

Full details of quoting rent and service charge are available from the joint letting agents.

For Viewing & Further Information

Simon Capaldi
0131 222 9621
simon.capaldi@knightfrank.com

Or

Henrietta Wilson
0131 247 3768
henrietta.wilson@savills.com



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