

AVAILABLE IMMEDIATELY - 13,700 SQ FT
HIGH QUALITY FITTED OUT SPACE

- Prime location in Edinburgh's Exchange District.
- High quality existing fit-out including board room, meeting rooms, client bar and break-out area.
- Recently refurbished common parts, with welcoming reception and lift lobbies.
- High-quality furniture and desking available.
- Existing lease expiring October 2028, with tenant only break option in October 2023.
- Potential for longer lease via separate negotiation.
- Office rent equates £27.00 per sq ft.
- 4 car parking spaces available.
- EPC B

Contact and Viewings

To view the suite, or for further information please contact:

Ollie Barron

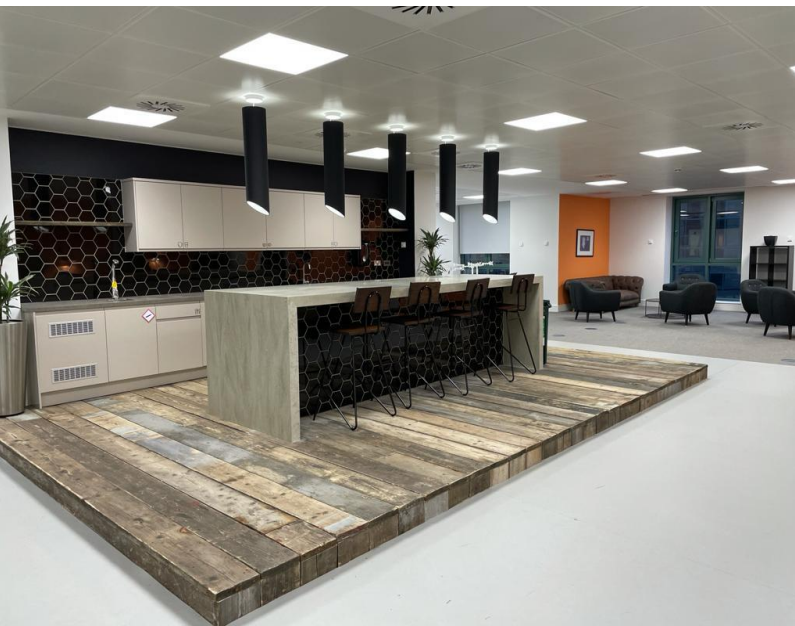
oliver.barron@cushwake.com

07712 390 871

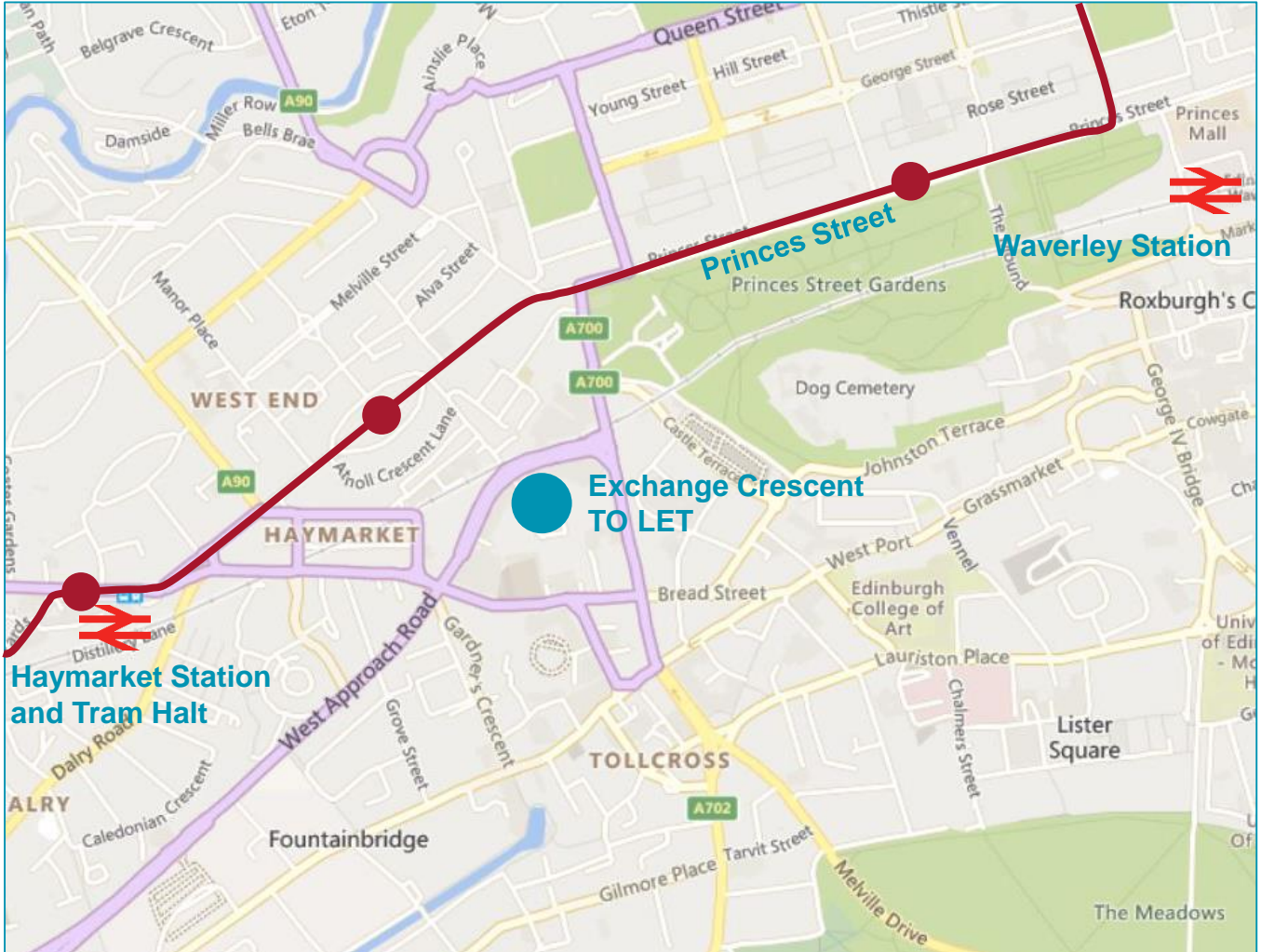
Stewart McMillan

stewart.mcmillan@cushwake.com

07887 795 503



Location plan



Indicative floor plan

