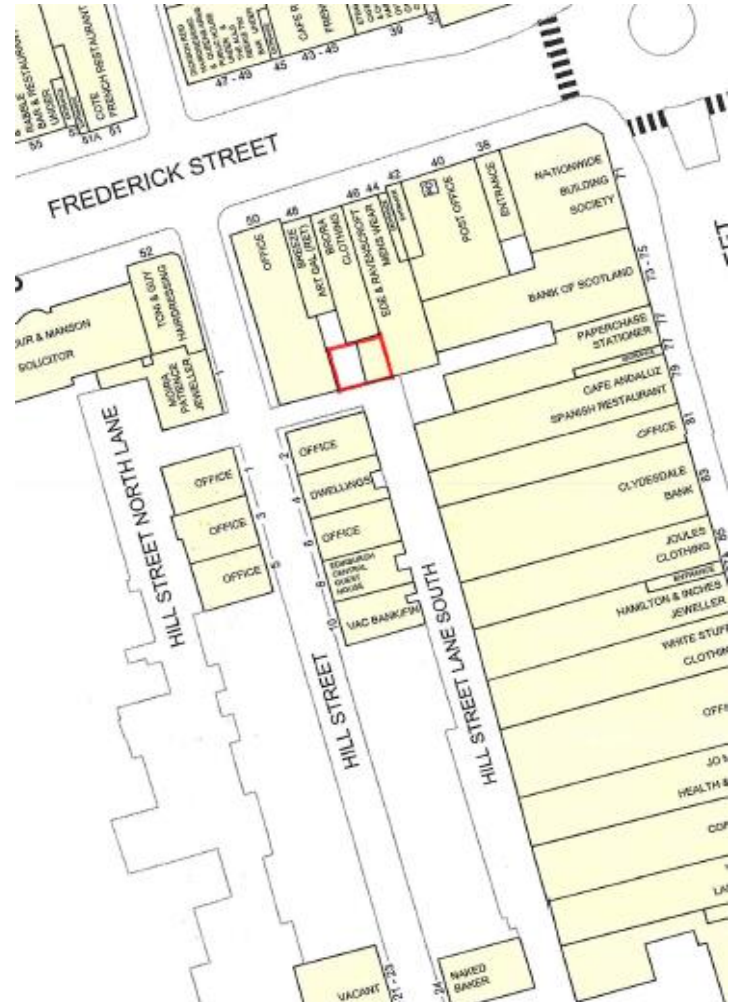


TO LET

UNIQUE CITY CENTRE OFFICE WITH DOUBLE GARAGE

3 Hill Street Lane South, Edinburgh



- **Rare Self-contained City Centre Office Development**
- **Open plan office space totalling 79.33sqm (853sqft)**
- **Double garage benefiting from internal access**
- **Available from December 2019**
- **Ground floor shower facilities**
- **Rental on application**

Proposed Specification

- **Cat 6A cabling**
- **LED lighting**
- **External CCTV**
- **Video door entry system**
- **Security intruder Alarm**
- **Electronic garage door**
- **Gas Central Heating**



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