

TO LET

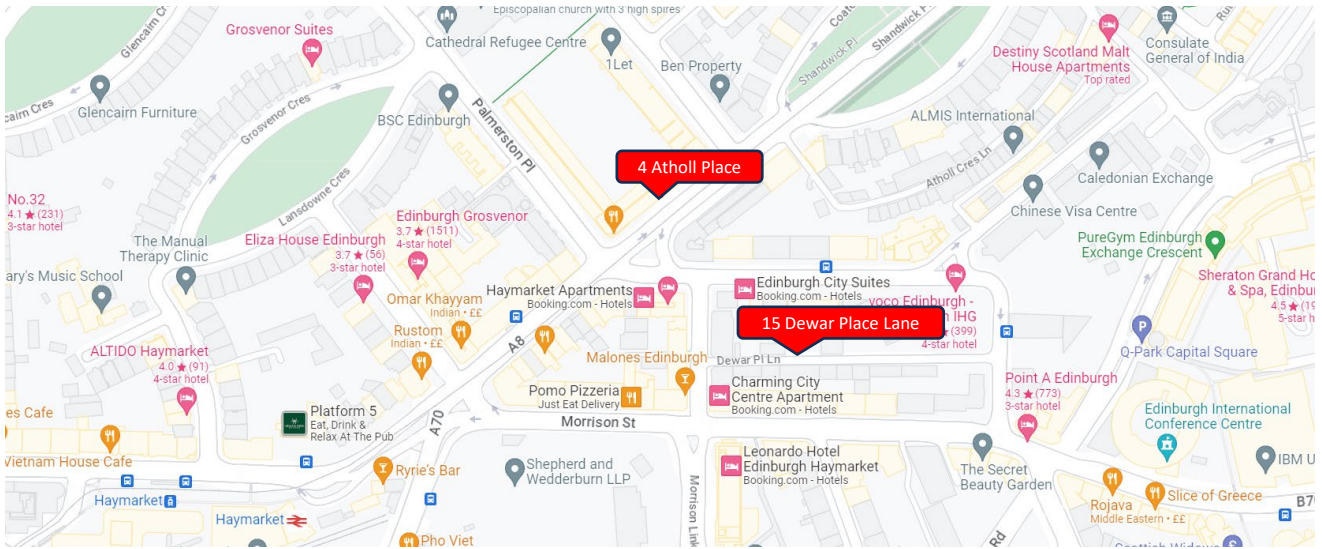
PROMINENT SELF-CONTAINED OFFICE SUITE WITH PARKING

4 ATHOLL PLACE, EDINBURGH, EH3 8HT

- GROUND & BASEMENT FLOORS
- BUSY LOCATION WITH PRIVATE MAIN DOOR ENTRANCE
- EXTENDS TO 211.28 SQ M (2,274 SQ FT)
- SEPARATE 4 CAR GARAGE/STORAGE FACILITY

RENT ON APPLICATION





LOCATION

The subjects are situated on Atholl Place which forms part of one of the main arterial routes (A8) into the city centre from the west. Atholl Place is the extension of Shandwick Place leading to West Maitland Street and the Haymarket area of Edinburgh. Lying opposite Manor Place and Palmerston Place, the subjects are accessible to both Princes Street and Haymarket Railway Station/Tram Stop.

The overall location is well served by public transport including buses, trams and Haymarket Railway Station. A number of shops and licensed premises are also located in the immediate vicinity.

DESCRIPTION

The subjects comprise a prominent self-contained ground and lower ground floor office suite. The property has its own private entrance at ground floor with separate lower ground floor entrance. Garden grounds are situated to the rear and a separate garage in Dewar Place Lane provides 4 clear parking spaces with the opportunity for additional storage purposes.

Internally, the accommodation has an attractive entrance vestibule, hallway and stair leading to 5 offices at ground floor level and 4 offices at lower ground floor level including additional staff, WC and storage facilities.

ACCOMMODATION

The property has the following Net Internal Areas:

Ground Floor	112.37 m ²	1,210 ft ²
Lower Ground Floor	98.91 m ²	1,064 ft ²
Total	211.28 m²	2,274 ft²

EPC

Further details are available on request.

RATES

The subjects are entered in the Valuation Roll as follows:

- Office 4 Atholl Place - £25,000
- Garage, 15 Dewar Place Lane - £8,800

TERMS

Rental offers are sought.

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant will be responsible for any LBTT, Registration dues and VAT thereon.

FURTHER INFORMATION

For additional information please contact:

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