

Drysdale & COMPANY

Joint agency with

B&S
Burns & Shaw
Property Consultants

TO LET

166 (1f1) High Street
Edinburgh
EH1 1QS

First floor office available.
Edinburgh's Royal Mile
N.I.A 66.27 sq.m (713) sq.ft)



Drysdale and Company
28 Winchester Avenue
Denny
FK6 6QE

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01786 820 301

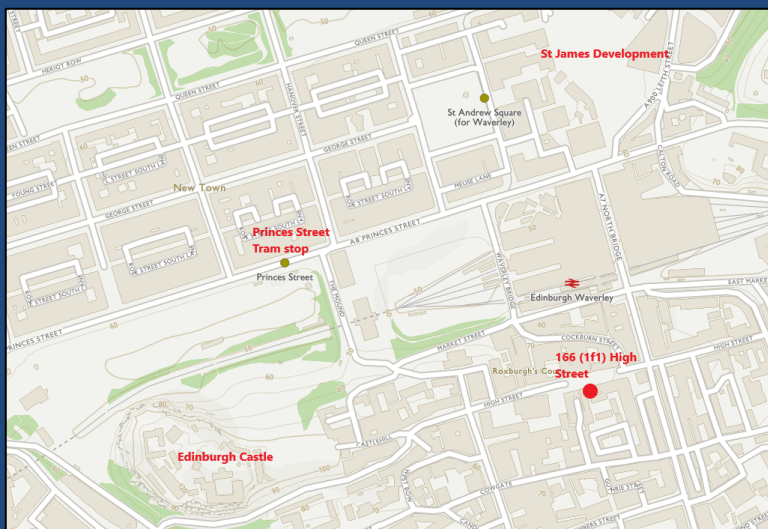
Location

The office is situated on the south side of High Street forming part of the Royal Mile in Edinburgh's Old Town.

The property is equidistant between North Bridge and South Bridge with a variety of commercial, retail and hospitality businesses in the immediate vicinity.

The office is a short walk from Waverly Train station, and the nearest tram stop is on Princes Street to the north of the property.

The new St James Centre development is a 5 minute walk to the north.



Description

The premises comprise the first floor of a traditional stone tenement building over six storeys. Internally the premise provides a large cellular room which has been partitioned to create a small private office and larger open plan area with windows overlooking The Royal Mile. The office leads into a separate board/meeting room with adjoining tea-prep area and WC.

The office includes mixed integrated fluorescent and spotlighting

Raised access floor with floor boxes providing power & telecommunications.

Wall mounted electric storage heaters.



Rateable Value

Office - £10,600

Lease Terms

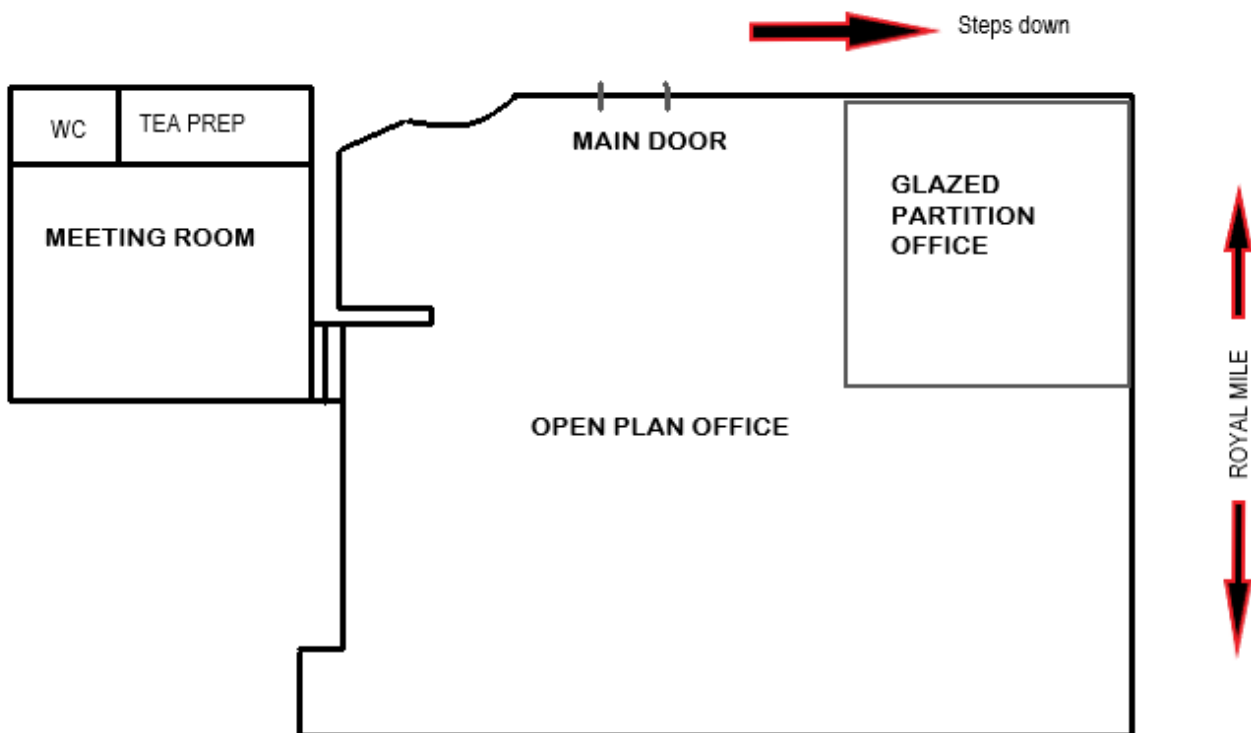
The office is available to lease on Full Repairing and Insuring terms.

Rent and term negotiable.

EPC

Energy Performance Certificate available on request.





MEETING ROOM - 13.63 sq.m (147 sq.ft)

MAIN OFFICE - 49.64 sq.m (534 sq.ft)

TOTAL NIA - 66.27 sq.m (713 sq.ft)

(Plan for reference only, not to scale)





All enquiries:

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Joint Agents – Burns and Shaw

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. A list of Partners can be obtained from any of our offices. Date of Publication: January 2021

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