



To Let Fitted Ground Floor Workspace

276 sq m (2,974 sq ft)
including 2 dedicated
parking spaces

1A Glenfinlas Street
Edinburgh EH3 6AQ

Glenfinlas Street is conveniently located near the main shopping areas of George Street and Princes Street. Occupiers benefit from the abundance of amenity from Edinburgh city centre.

Enjoy excellent connectivity with regular bus routes on George Street and Princes Street, ensuring easy travel throughout the city. Both Waverley and Haymarket rail stations are just a short walk away, providing convenient access to regional and national train services. The nearby Edinburgh tram network offers a direct link from the city centre to Edinburgh International Airport and Leith, making local and international travel a breeze.



**OPEN PLAN
LAYOUT WITH
DEDICATED
ENTRANCE**



**FLEXIBILITY OF
SHORT-TERM
LEASING OPTION**



**DESIRABLE
CENTRAL
EDINBURGH
LOCATION**

ACCOMMODATION

The building has been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

SUITE	SQ M	SQ FT
Ground & Lower Ground Floor	276	2,974

EPC

The building benefits from an energy performance certificate of C(32).

RATEABLE VALUE

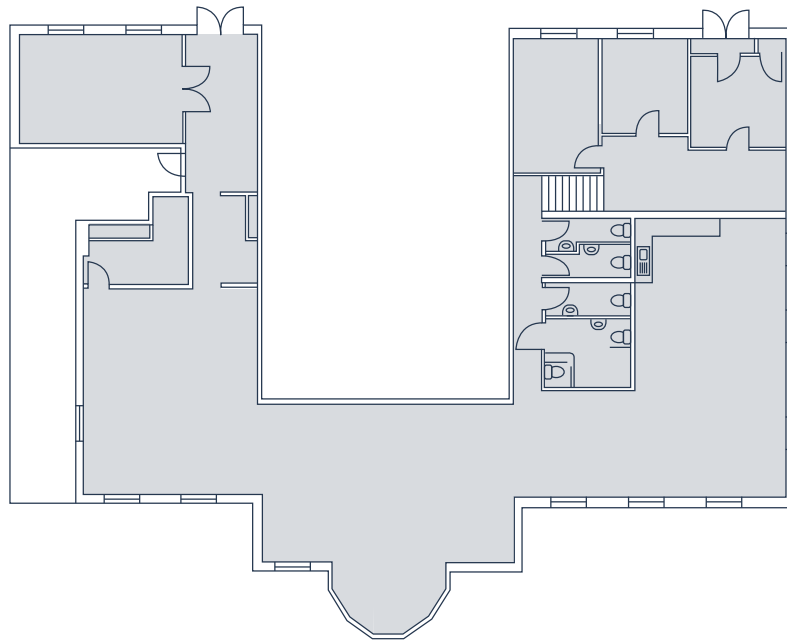
The Lothian Valuation Joint Board has the premises entered in the valuation roll effective 1st April 2023 with a Rateable Value of £82,000.

LEASE TERMS

The office suite is available by way of a sub-lease or assignment from the current lease. Endava have a lease over the suite which runs until the 3rd August 2027 at a passing rent of £82,475 per annum (inclusive of car parking) reflecting £27.73 per sq ft.



For indicative purposes only.



ENTRY

Available immediately on conclusion of missives.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

FURTHER INFORMATION

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