



1A Washington Lane,
Edinburgh EH11 2HA

TO LET

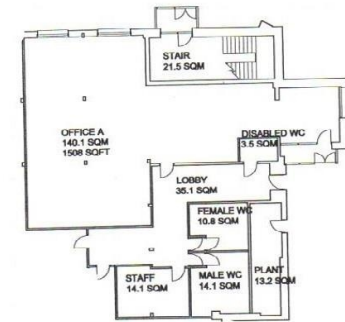
Attractive Ground Floor Offices

1,497 Sq Ft
(139 Sq M)

DESCRIPTION

Ground floor office accommodation with existing tenant fit out. The offices will be refurbished for occupation with new carpets, LED lights and redecorated. There are shared toilet and tea prep facilities. Parking is available if required at an additional rent.

- ✓ 5 minute walk to Haymarket train and tram
- ✓ Shower and WC facilities
- ✓ New carpets throughout
- ✓ New LED lighting
- ✓ Shared tea prep facilities
- ✓ Parking available



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	1,497	139
Total	1,497	139

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

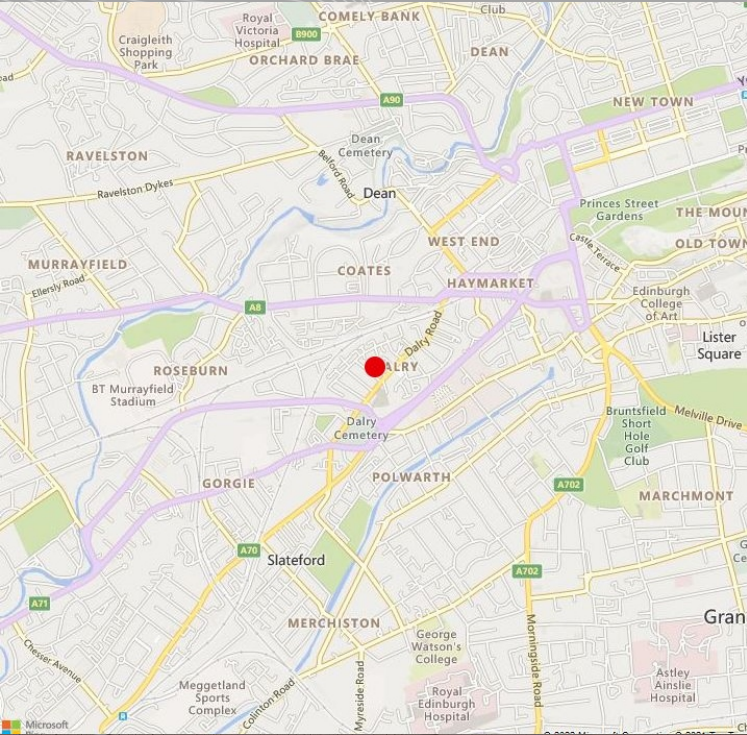
RV £14,100, equating to Rates Payable of £4.69 sq ft. Up to 100% exemption can be applied.

TERMS

The property is available for a lease term to be agreed. For further detail on quoting rental terms please contact Lambert Smith Hampton.

EPC

EPC details available on request.



LOCATION

The property is located on Washington Lane off Dalry Road, approximately 5 minutes walk to Haymarket Train Station and Tram Halt. The location benefits from numerous cafes, restaurants and bars and offers excellent transport links into and out of town.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Geoff Scott
07872 822 314
gscott@lsh.co.uk

lsh.co.uk

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