
1-4

GLENFINLAS
STREET

TO LET

4TH & 5TH FLOORS - 3,919 SQ. FT
PRESTIGIOUS OPEN PLAN OFFICE
IN EDINBURGH CITY CENTRE





Modern office
constructed in 1990s



Refurbished, open
plan office



New secure bike
racks and shower



Secure car parking
1:1,061 sq.ft



Prime location
in Edinburgh's
traditional core



Idyllic garden
views

Location

1-4 Glenfinlas Street is located in the heart of the city centre, on the south side of Charlotte Square, within close proximity to the main retail thoroughfares of George Street and Princes Street.

The property benefits from excellent transport options including regular bus routes serving George Street and Princes Street, providing links across the city. Haymarket Station and Waverley Station are within walking distance and the tram network within 400 meters of the property, providing a direct link from the city centre to Edinburgh International Airport.

Due to its prominent location, the property benefits from an array of restaurant, retail and hotel options.



JOIN AN INCREDIBLE
HOST OF NEIGHBOURS IN
CHARLOTTE SQUARE



Description

The property is an attractive mid terraced, modern office with sandstone façade arranged over 6 levels constructed in the 1990s.

The upper floor offices are accessed via an impressive reception. Two passenger lifts provide access to all floors. The common parts and office space have undergone an extensive refurbishment.

There is a secure basement car park and external car spaces to the rear of the building. There are 5 dedicated car spaces available.

The suite extends to the following Net Internal Areas:

FLOOR	SIZE (Sq. M)	SIZE (sq.ft)
FOURTH	307.8	3,313
FIFTH	56.3	606
TOTAL	364.1	3,919
CAR SPACES	5	



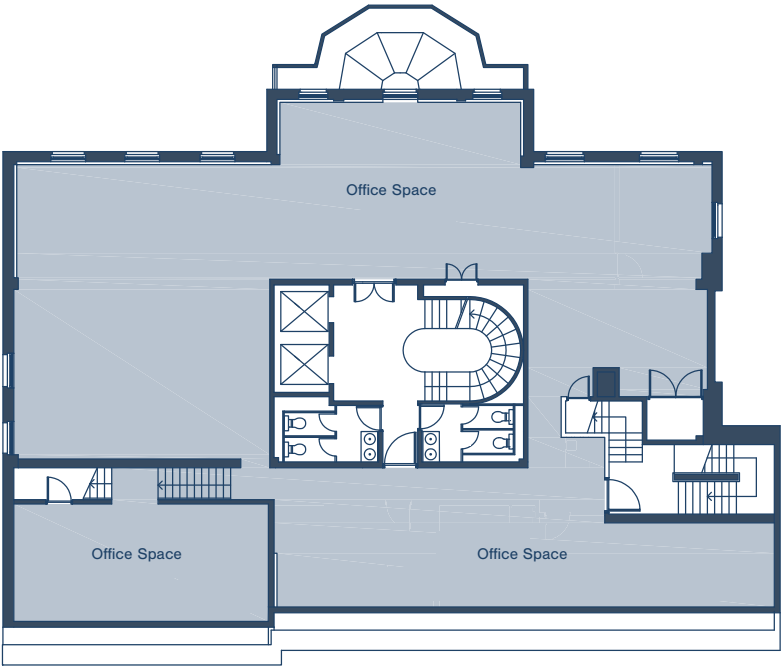
Specification

The fourth and fifth floors have undergone an extensive refurbishment to provide exceptional quality office space of a modern nature.

The specification includes:

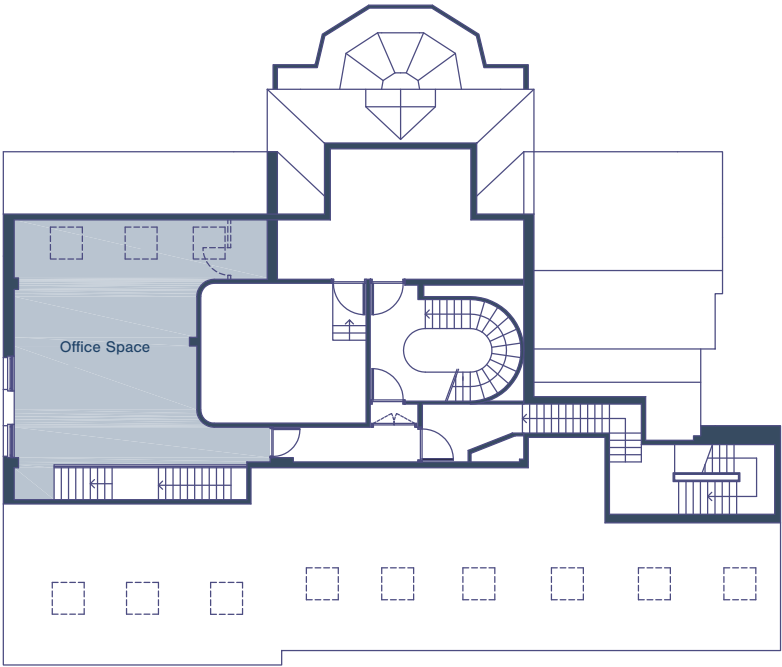
	Male and Female toilets on each floor
	New decoration throughout
	Suspended ceiling
	LED lighting
	Raised access floor
	Modern tea prep on Level 4
	Shower facilities

INCREDIBLE OUTLOOK
FROM UPPER FLOORS



Fourth
Floor

3,313 sq
feet



Fifth
Floor

606 sq
feet



Level 4



Level 5



Level 4

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

CONTACT

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**GRAHAM
SIBBALD**

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