

Redpath Bruce



TO LET OFFICES 8 MANOR PLACE - EDINBURGH

- FLEXIBLE LICENCES
- SUITES RANGING FROM 13sq m (140sq ft) to 55sq m (600sq ft)
- SELF-CONTAINED LOWER GROUND FLOOR AVAILABLE
- DESIGNATED CAR PARKING
- ALL INCLUSIVE RENTAL AT £161psm (£15 per square foot!)

Redpath Bruce LLP Chartered Surveyors

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Registered as a limited liability partnership in Scotland No: SO310894

SITUATION

The property is situated within Edinburgh's prestigious West End on the west side of Manor Place close to its junction with West Maitland Street/Shandwick Place. The location benefits from excellent transport links to all areas of the city and is approximately 5 minutes walk from both Haymarket Railway Station and Princes Street, Edinburgh's premier shopping thoroughfare. Manor Place is dissected by Melville St which is home to a number of prestigious occupiers, including Barclays Wealth Management, Close Brothers Property Finance, Strutt and Parker, Tilney Investments and Johnstone & Carmichael.

DESCRIPTION

8 Manor Place is an elegant Grade A listed Georgian townhouse over lower ground, ground and two upper floors. The building provides large meeting and office rooms with many period features. There is adequate toilet and kitchen tea prep provision with each suite to be refurbished upon letting.

ACCOMMODATION

Rooms with the following approximate dimensions are immediately available:

13 sq m (140 sq ft) [2 off]

23 sq m (250 sq ft) [2 off]

57 sq m (617 sq ft)

Lower Ground Floor (self-contained):

66 sq m (714 sq ft)

2 Clear Car Parking Spaces - £1,500pa pcs.

Existing furniture available under separate negotiation.

LICENCE TERMS

The property can be sub-leased on flexible licenses including rent, rates and service charge from the head tenant. The head lease expires in 2018.

LEGAL COSTS

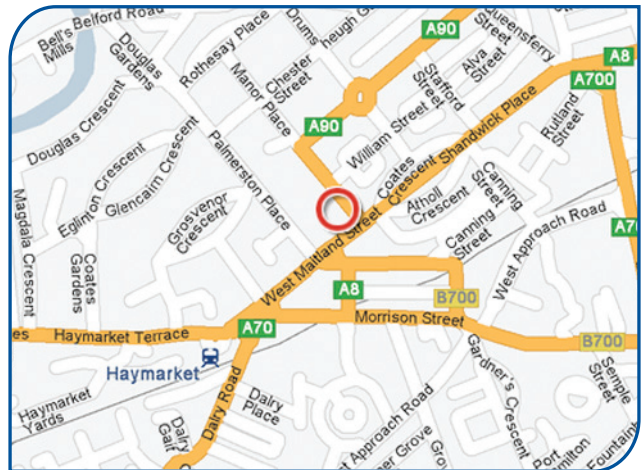
Each party is to be responsible for their own legal costs, however, it is intended that standard licence agreements are drawn up incurring minimal costs for both parties.



Front Office



Car Parking



VIEWING

By arrangement with Sole Letting Agents.

Contact: Christian Bruce

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LOCATION FINDER

Postcode: EH3 7DD (Satnav)

PROPERTY MISDESCRIPTORS ACT 1991

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