



ATRIA

ONE



EPC
B+

BREAM
EXCELLENT

TO LET

SUITE 2 | LEVEL 1
144 MORRISON STREET
EDINBURGH
414 SQ M (4,455 SQ FT)





LOCATION

Atria One is a landmark office building situated adjacent to the Edinburgh International Conference Centre (EICC) at the heart of Edinburgh's city centre Exchange District – widely regarded as one of Scotland's premier business addresses. This central location enjoys easy access to all city centre amenities with a wide array of cafés, bars, restaurants and shops all within easy walking distance.

Edinburgh's two main rail stations, Haymarket Station and Waverley Station, are within 10-minute and 20-minute walking distance respectively with the

nearest tram stop located at the West End within a 7-minute walk. Numerous bus routes serving all areas of the city run nearby along Lothian Road.

Edinburgh Trams runs nearby with stops at Haymarket and West End within easy walking distance. This links Edinburgh Airport to the city centre and from Spring 2023 will also serve Leith and Newhaven following completion of the extension.

SCOTLAND'S PREMIER BUSINESS ADDRESSES



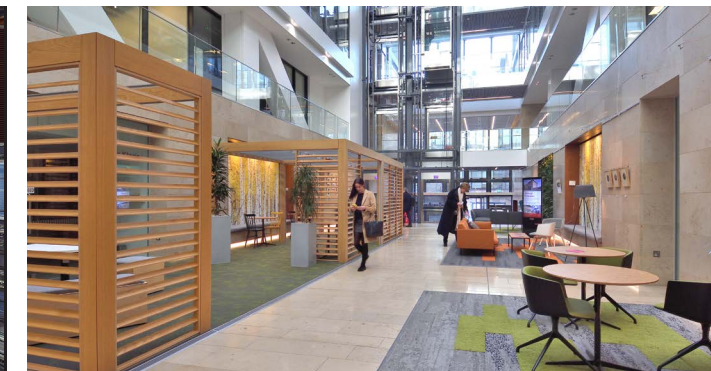
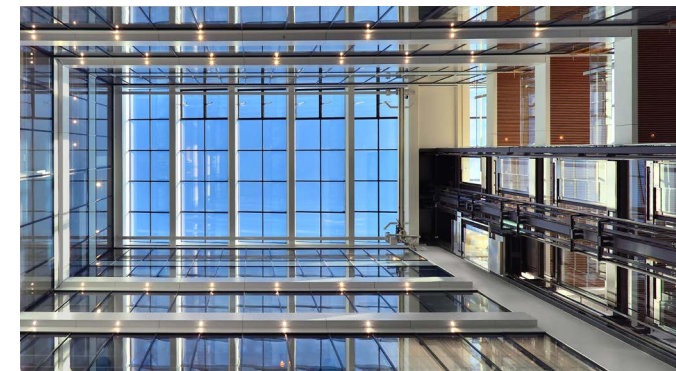
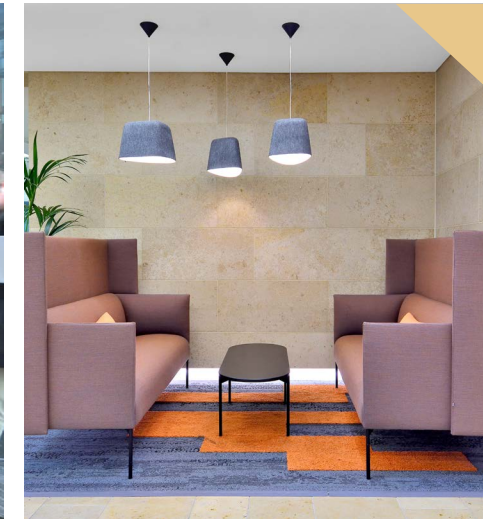
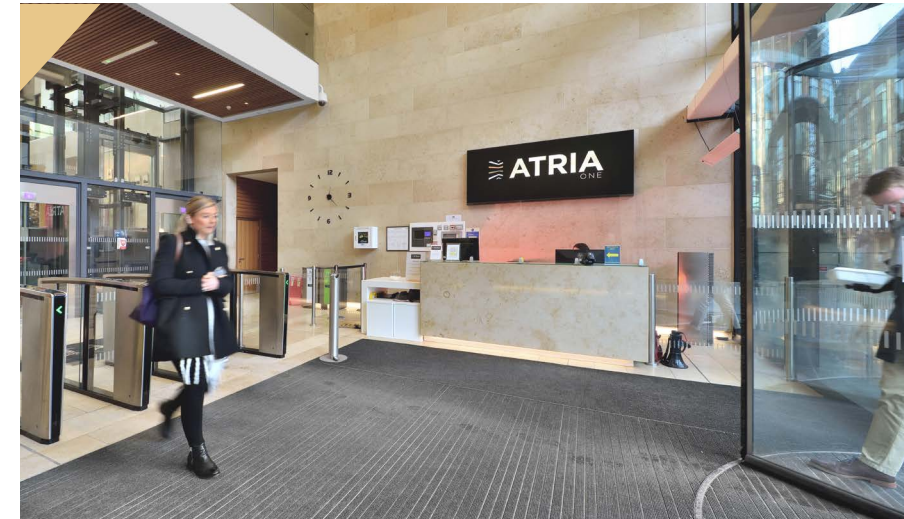
TO LET ATRIA ONE | SUITE 2 | LEVEL 1

DESCRIPTION

Completed in 2013, Atria One comprises 17,650 sq m / 190,000 sq ft of prime Grade A office accommodation arranged over seven floors, around an impressive central atrium, with three retail units at ground floor.

The subject suite is located on Level 1 and offers a rare opportunity to acquire a 414 sq m / 4,455 sq ft suite in the building, which is currently fully let.

IMPRESSIVE CENTRAL ATRIUM





SPECIFICATION

The suite benefits from existing tenant fit-out providing a mix of open plan offices, boardroom, reception, meeting room and tea-prep / breakout area which is all available to an incoming tenant, offering potential cost savings vs unfinished space. Finished to a high standard, the property offers the following specification:



SEVEN STOREY ATRIUM WITH TWO ACCESS POINTS (MORRISON STREET & CONFERENCE SQUARE)



MALE, FEMALE AND ACCESSIBLE WC'S ON ALL LEVELS



CYCLE STORAGE AND DRYING ROOMS IN BASEMENT



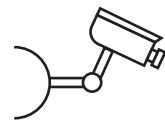
VRF AIR CONDITIONING



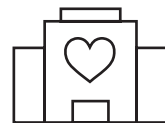
SIX 13-PERSON PASSENGER LIFTS PLUS A DEDICATED GOODS LIFT



SHOWERS WITH LOCKERS AND CHANGING FACILITIES



24/7 ON-SITE SECURITY WITH SECURE ENTRY SYSTEM

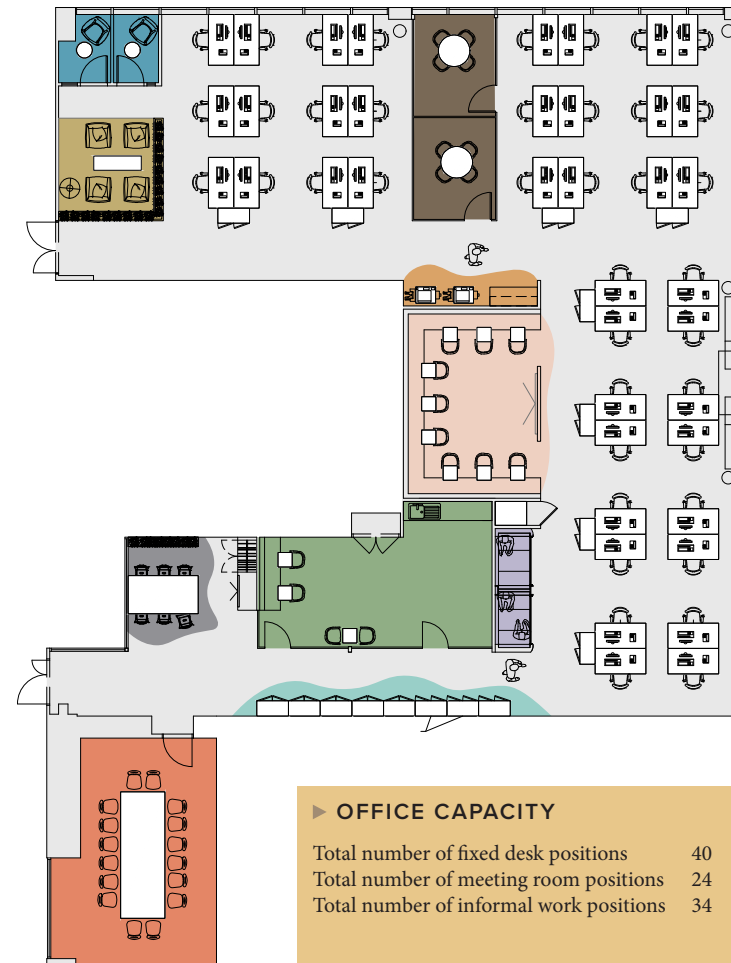


EPC "B+"
BREEAM "EXCELLENT"

FINISHED TO AN EXCELLENT STANDARD

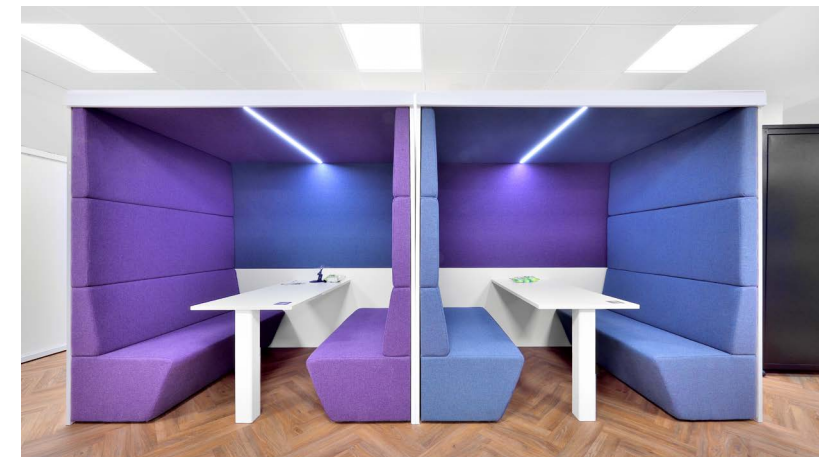
- Office
- Phone booth
- Boardroom
- Meeting room
- Collaboration hub
- Kitchen
- Private booth
- Printing / Storage
- Lockers
- Breakout space
- Informal workspace

INDICATIVE LAYOUT PLAN



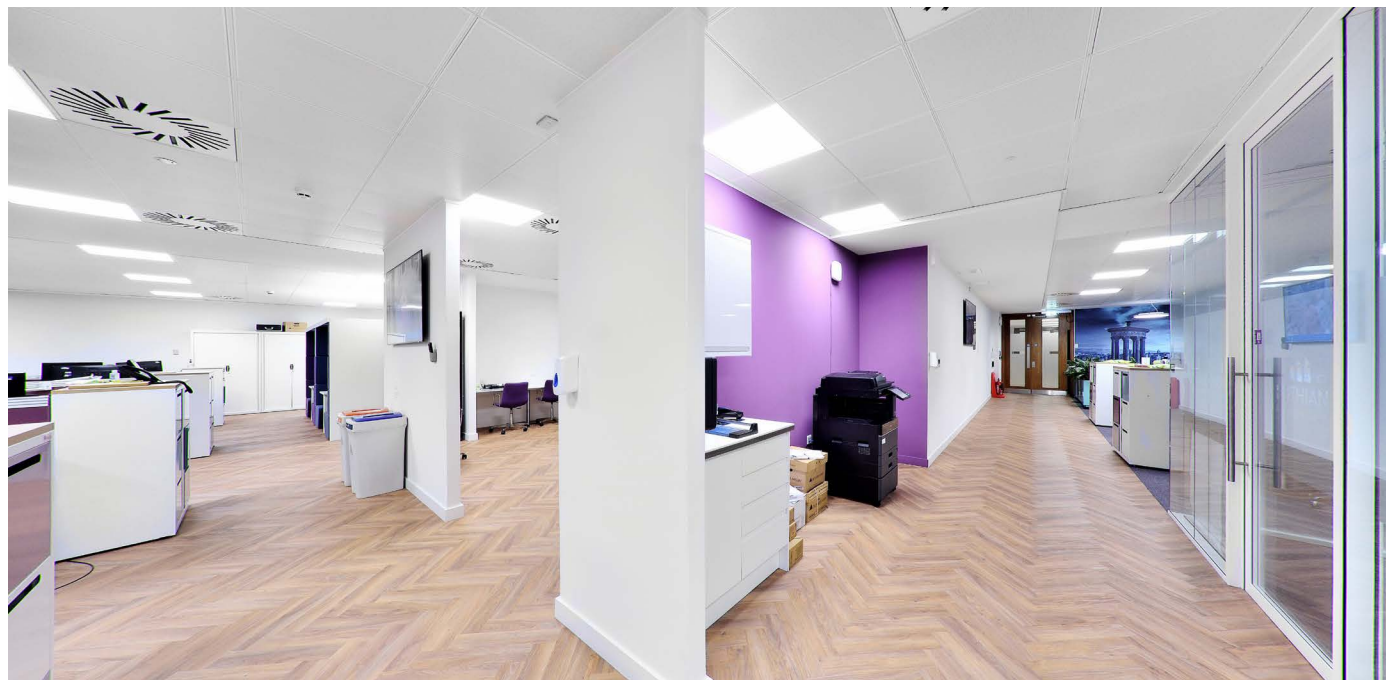
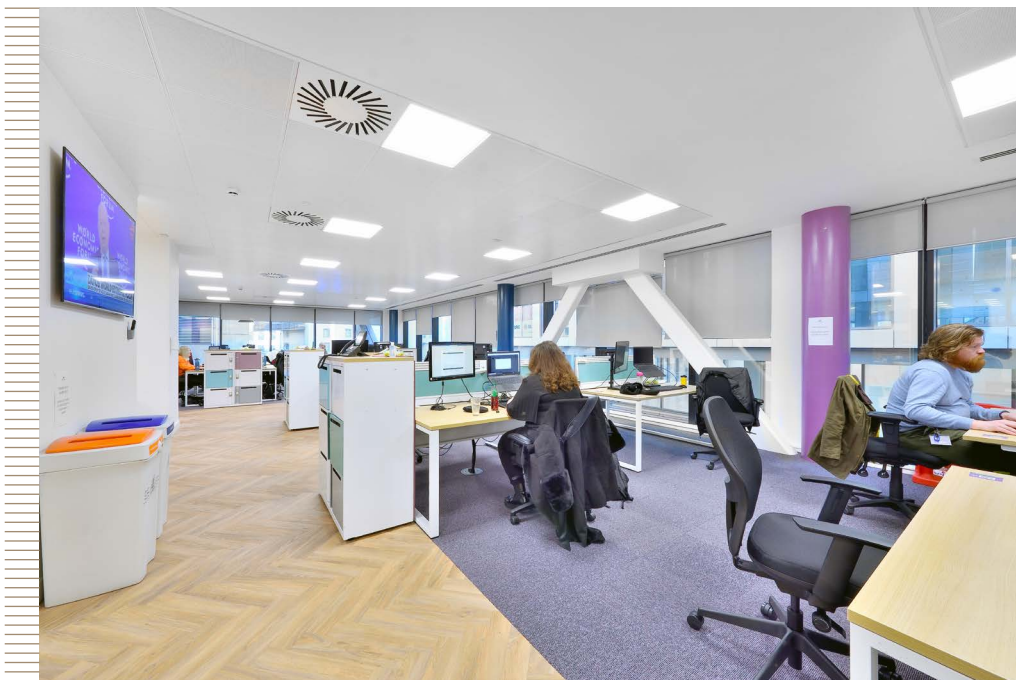
OFFICE CAPACITY

Total number of fixed desk positions	40
Total number of meeting room positions	24
Total number of informal work positions	34





ONE



ATRIA ONE

BUSINESS RATES

The current Rateable Value for the subject suite is £106,500 resulting in a current annual rates liability (2023/24) of £55,806.

LEASE TERMS

The existing lease expiring November 2028 is available by way of assignation. The current passing rent is £134,900 per annum. Consideration may also be given to subletting and further information is available on application to the sole letting agent.

SERVICE CHARGE

A service charge will be applicable for the maintenance, upkeep and running of the common parts of the property. Further details are available on application.

FURTHER INFORMATION

For further information please contact the sole agents below:

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Ryden



Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2024. Designed by thefifthhouse.co.uk