

TO LET



Part 3rd floor

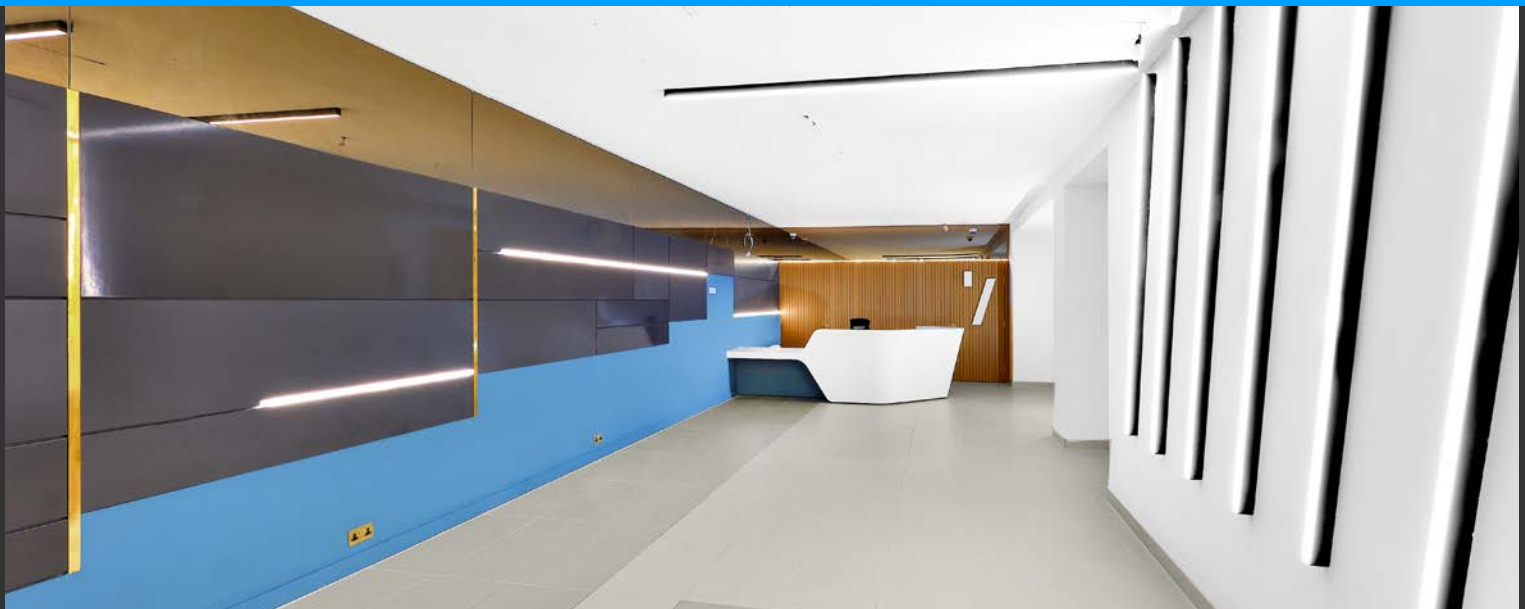


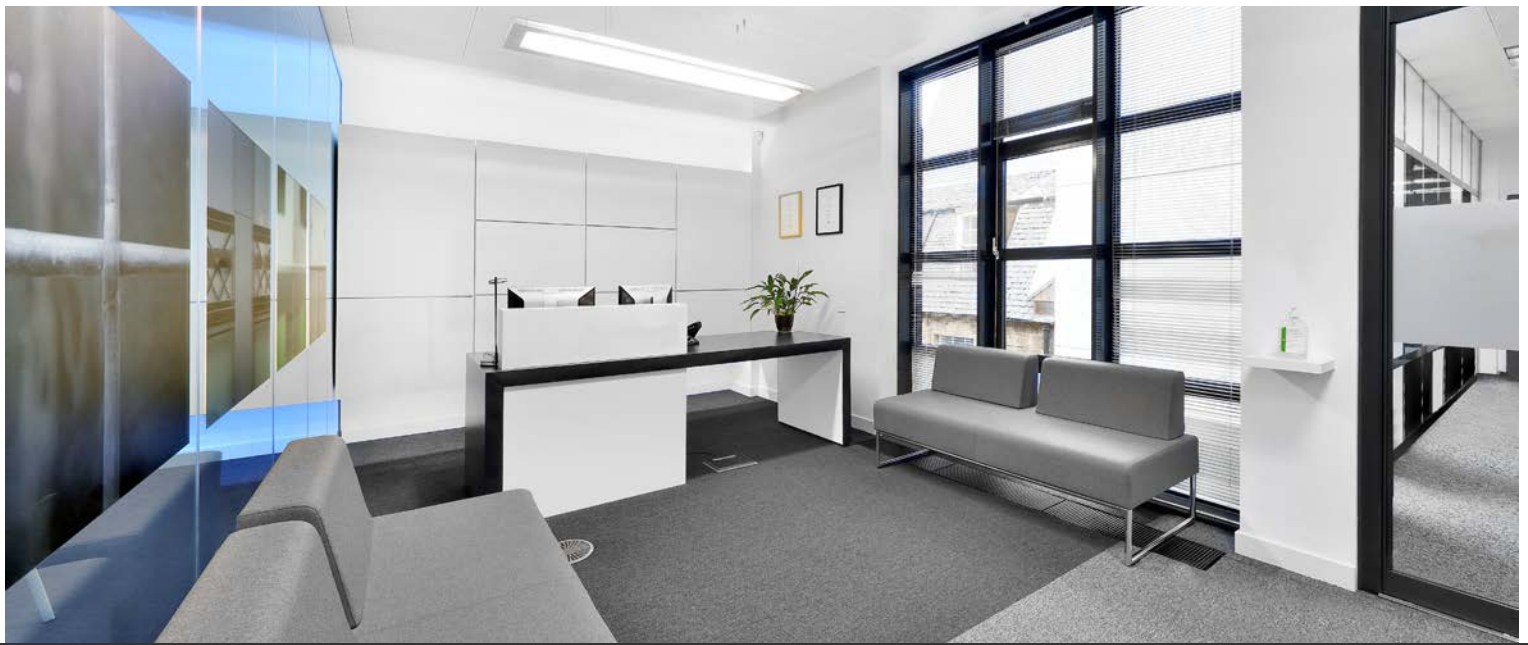
7 Castle Street

Edinburgh | EH2 3AH



1,914 sq ft / 177.82 sq m | Excellent City Centre location | Recently refurbished





Grade A office accommodation | Contemporary reception with concierge

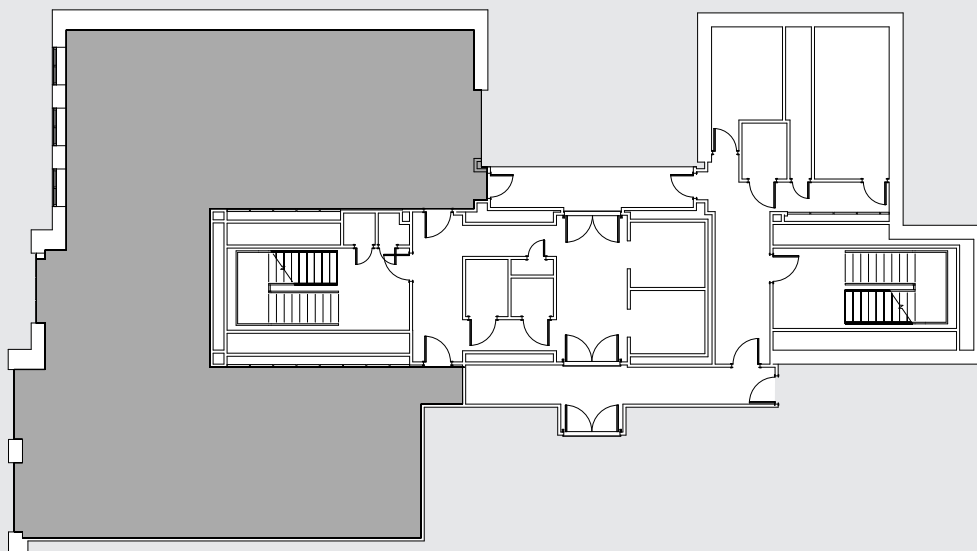


Located on the corner of Princes Street and Castle Street



FLOORPLAN

1,914 sq ft
177.82 sq m



LOCATION

7 Castle Street is prominently located on the corner of Princes Street and Castle Street in Edinburgh city centre.

There are a wide variety of bars, shops and restaurants within the immediate surrounds, to include Victor Hugo, Pret a Manger, Contini, The White Company, Zara and Badger & Co.

DESCRIPTION

7 Castle Street provides Grade A office accommodation over ground and five upper floors. The Landlord has significantly refurbished the common areas to provide state of the art shower facilities, cycle storage and a contemporary reception with concierge.

The third floor offers open plan accommodation which benefits from the following:

- Raised access floor with floor-boxes and data cabling
- Suspended ceiling
- Displacement ventilation/heating system
- Floor to ceiling double glazing
- Smart existing fitout to include boardroom and kitchen

ACCOMMODATION

The part third floor provides 1,914 sq ft (177.82 sq m) office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition).

LEASE TERMS

Our client has a lease which expires 20 June 2023 with a passing rent of £59,334 per annum. Our client's preference is to assign or sub-let the lease.

Alternatively, a new lease may be considered by the landlord. Please contact us for more information about this.

ENTRY

Entry can be granted immediately on conclusion of legal missives.

SERVICE CHARGE

There is a service charge applicable to the premises, more information is available on request.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

RATES

The property currently has a rateable value of £42,900.

Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable.

EPC

Available on request.

VIEWING AND FURTHER INFORMATION

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