



To Let

Office Space Availability
467 sq ft / 43.37 sq m

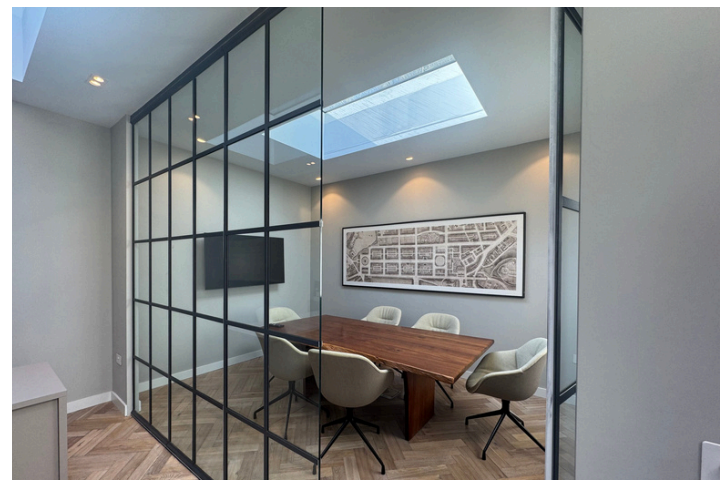
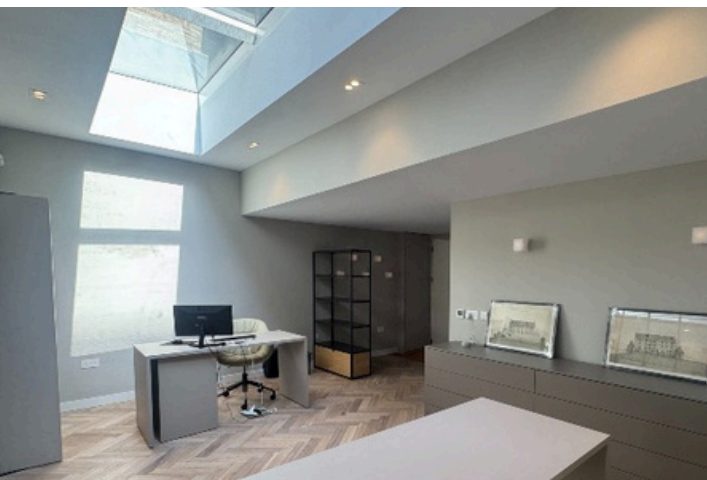
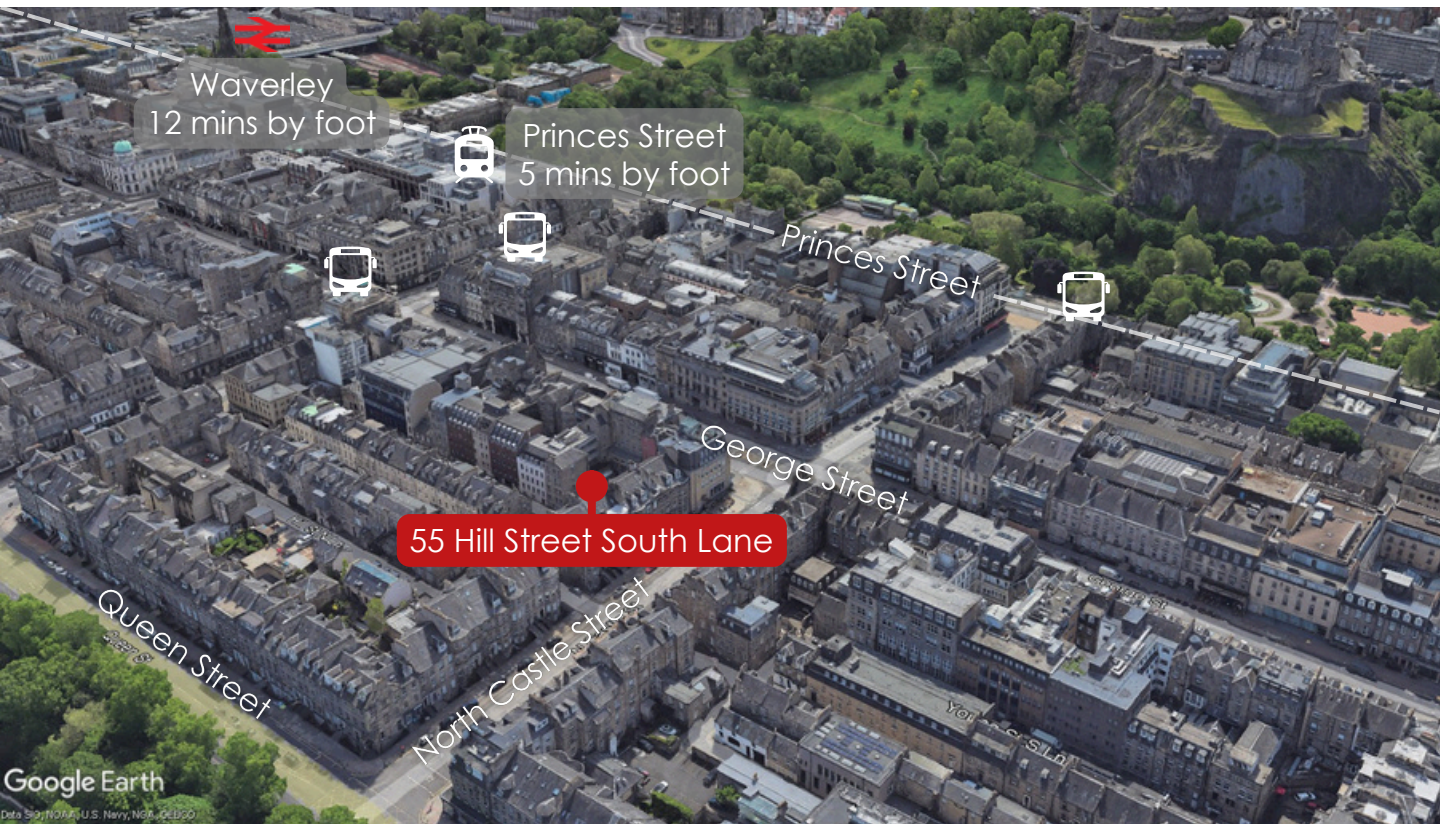
55 Hill Street
South Lane
Edinburgh
EH2 3LH

- Fully fitted, contemporary and self contained office space
- Designed to a very high standard with new all-electric heating system, meeting room, kitchen, underfloor heating, w/c and shower in situ
- The meeting room glazing can fold away to create further work space
- Two skylights make the space bright and airy

LOCATION

Hill Street South Lane is situated in the heart of Edinburgh city-centre with direct access from Frederick Street and North Castle Street. George Street and Queen Street run parallel to Hill Street with Princes Street just a short walk away; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés. Chaophraya, Fazenda, Côte Brasserie, Badger & Co., Tigerlily and The Queens Arms are all within a few minutes' walk.

There are several public transport links close by, including multiple bus stops and the tram stop on Princes Street. Haymarket and Waverley train stations are also within walking distance.



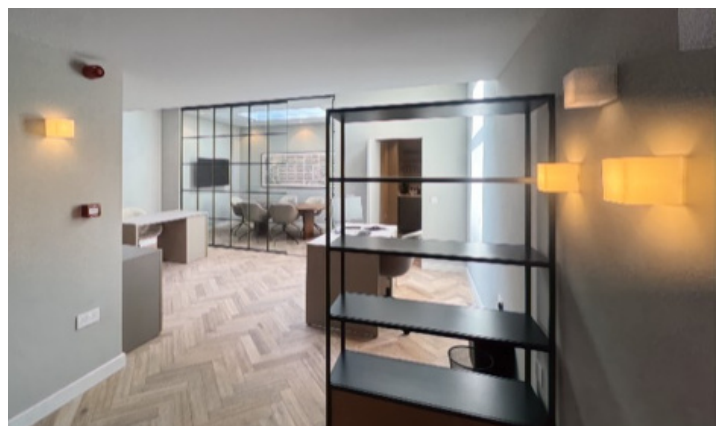
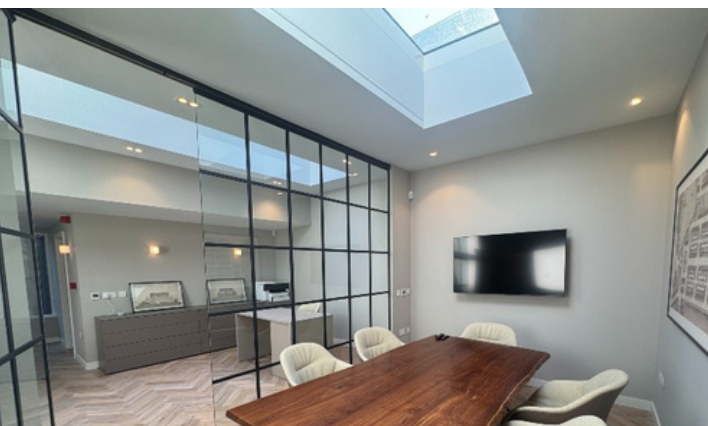
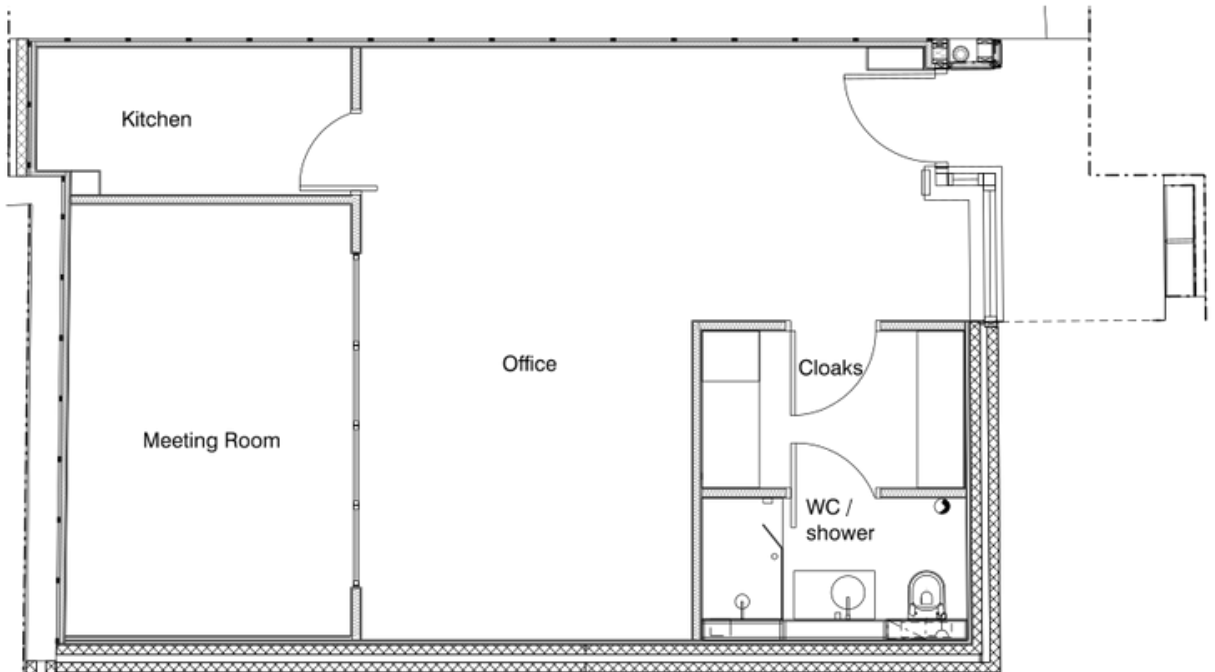
DESCRIPTION

The property has been refurbished to a very high standard with contemporary finishes throughout. The property is self contained, providing the tenant their own front door, meaning all facilities to include meeting room, kitchen, w/c and shower are not shared. The office suite has CAT 6 cabling in situ, reducing lead in times for IT. The temperature control is wireless so can be done via your phone, as well as within the suite. Finally, the suite benefits from a new, efficient all-electric heating system.

ACCOMMODATION

The available space comprises the following net internal area:

467 sq ft / 43.37 sq m





LEASE TERMS

The property is available to lease on a Internal Repairing and Insuring basis on lease terms to be agreed.

RENT

Quoting rent available on application.

BUSINESS RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is understood that the rateable value is £10,200. We advise interested parties to satisfy themselves on their rates payable. Small business rates relief may be available to the tenant.

ENTRY

Negotiable.

EPC

Available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBT as standard.

VAT

VAT will be charged on rent at the prevailing rate.

VIEWING & FURTHER INFORMATION



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