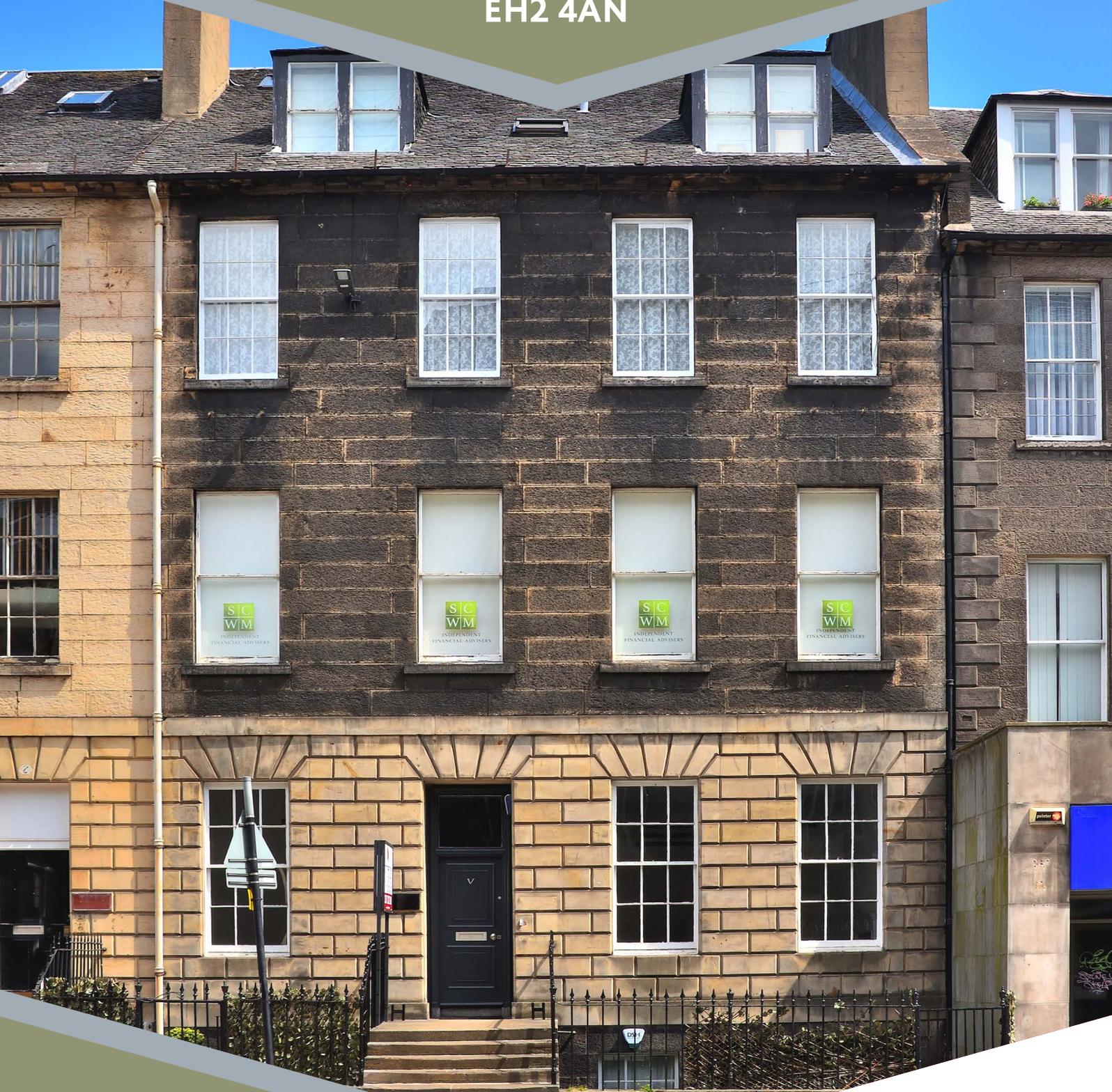


 PLAY VIDEO

TO LET

5 SOUTH CHARLOTTE STREET
EDINBURGH
EH2 4AN



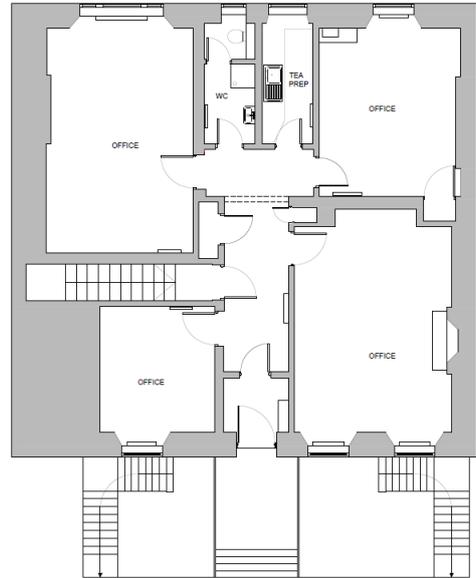
MAIN DOOR,
GROUND FLOOR,
SELF-CONTAINED OFFICE SUITE.

1,074 SQ FT (99.8 SQ M)

 Cuthbert
White



FLOOR PLAN



LOCATION

The property is located on the east side of South Charlotte Street, close to Princes Street and Edinburgh's west end.

This highly desirable central location also benefits from a number of nearby bars, restaurants, sandwich shops and hotels including Kimpton Charlotte Square Hotel, The Huxley, Kylee, Pret a Manger, The Caledonian and The Rutland Hotel.

The location benefits from numerous city-centre transport links, including Princes Street and Shandwick Place tram halts, Waverley and Haymarket train Stations and various bus links. The NCP Castle Terrace car park is also a short walk from the property.

DESCRIPTION

The ground floor of 5 South Charlotte Street comprises newly refurbished office accommodation and provides a rare opportunity to secure a self-contained, ground floor office space in the heart of Edinburgh City Centre.

The property also benefits from:

- 4 cellular office rooms
- New data cabling and wifi enabled
- High speed internet can be activated within 2 weeks
- New LED lights
- New flooring and carpets throughout
- Dedicated WC with shower
- Plentiful storage
- New tea prep
- Intruder alarm

ACCOMMODATION & ENTRY

The suite has a net internal area of 1,074 sq ft / 99.8 sq m and is available immediately.

LEASE TERMS

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

SERVICE CHARGE

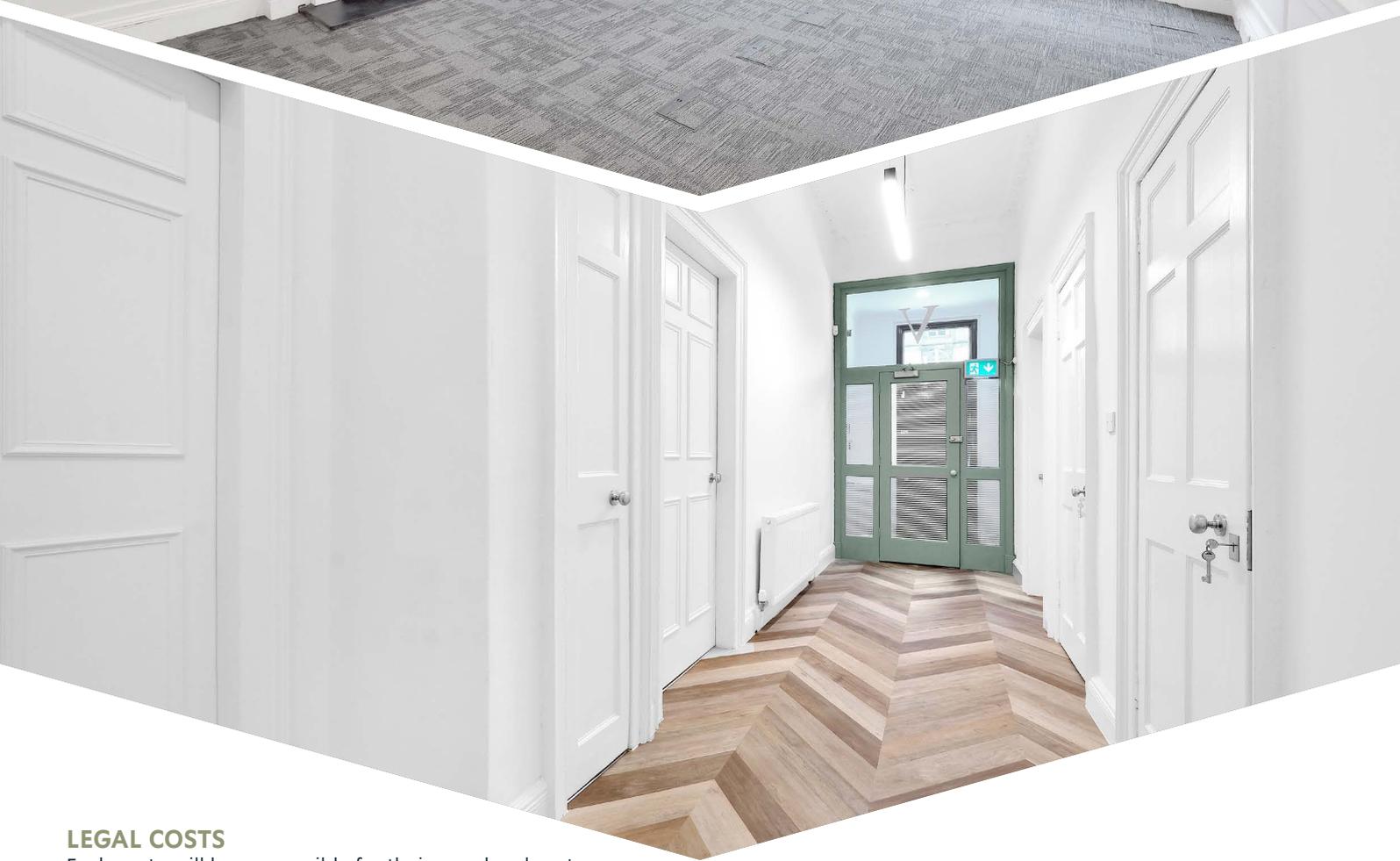
As the property is self-contained there is no service charge applicable to the property.

RATES

The rates are required to be reassessed on entry.

VAT

VAT will be charged on rent at the prevailing rate.



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 stamp duty payable.

EPC

Available on request.

VIEWING & FURTHER INFORMATION



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