Cuthbert White

0131 202 1880



To Let

2nd Floor Office Suite
2,602 sq ft / 241.73 sq m

113 Rose Street
Edinburgh
EH2 3DX

- Superb city centre location
- Lift access
- Two points of access and the suite can potentially be split

LOCATION

The premises are located on the north side of Rose Street in the heart of Edinburgh city centre. Rose Street provides a variety of shops, bars and restaurants, along with numerous independent sandwich shops.

George Street is less than a minute's walk and is host to numerous high end retailers. In addition, 113 Rose Street is a short walk from St Andrews Square and the new St James Quarter development.

The property benefits from excellent transport links - it is in close proximity to both Waverley and Haymarket Train Stations, Princes Street Bus stops and Princes Street Tram halt.

DESCRIPTION

The premises comprise an open plan office suite on the 2nd floor, which benefits from:

- Meeting room
- Large fully fitted kitchen
- Lift access
- Phone entry system
- Perimeter trunking with existing data cabling

ACCOMMODATION

The office has a net internal area of 2,602 sq ft / 241.73 sq m. The suite has two points of access and could potentially be split. The Landlord would consider sub-letting in part.

LEASE TERMS

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





SERVICE CHARGE

A service charge is applicable and details are available on request.

RATES

We understand the property currently has a rateable value of £47,000. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

ENTRY

Entry to the premises can be granted immediately.

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 LBTT payable.

EPC

The property has an EPC rating of E.

VIEWING & FURTHER INFORMATION



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IMPORTANT NOTICE: CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant 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. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars updated March 2023.

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