



# To Let

1<sup>st</sup> & 2<sup>nd</sup> Floor Office Suites  
1,402 – 4,005 sq ft

**113 Rose Street**  
Edinburgh  
EH2 3DX

- Superb city centre location
- Lift access
- The 2<sup>nd</sup> floor suite has 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 open plan office suites on the 1<sup>st</sup> and 2<sup>nd</sup> floors, which both benefit from:

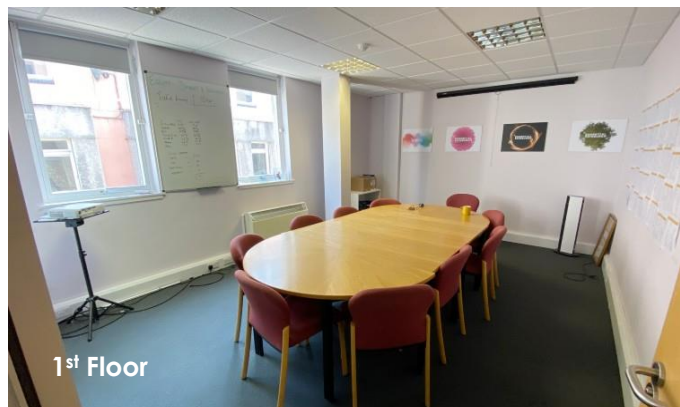
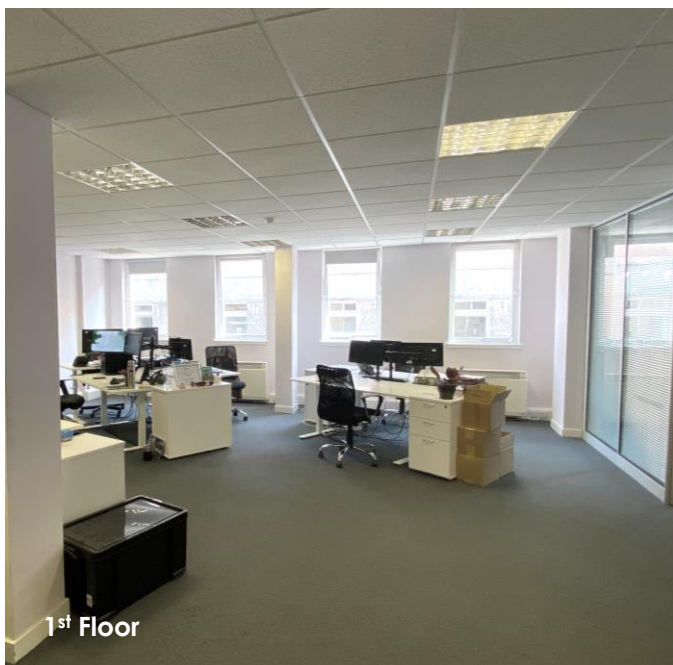
- Meeting room
- Fully fitted kitchen
- Lift access
- Phone entry system

## ACCOMMODATION

The available office suites have the following net internal areas:

1<sup>st</sup> Floor – 1,402 sq ft / 130.25 sq m.  
2<sup>nd</sup> Floor - 2,603 sq ft / 241.83 sq m.

The 2<sup>nd</sup> floor suite has two points of access and could potentially be split. The Landlord would consider sub-letting in part.





- Tram Line
- Tram Halt
- Waverley Train Station

## 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 that the suites currently have the following rateable values:

- 1<sup>st</sup> Floor – £26,900
- 2<sup>nd</sup> Floor - £47,000

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

## ENTRY

Entry to the 2<sup>nd</sup> floor can be granted immediately. The 1<sup>st</sup> floor is available subject to mutual agreement.

## 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

TBC

## VIEWING & FURTHER INFORMATION



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