



# To Let

1<sup>st</sup> & 2<sup>nd</sup> Floor Office Suites  
1,108 – 2,831 sq ft

## 24 Castle Street

Edinburgh  
EH2 3HT

- Fantastic business address in Edinburgh's city centre
- High quality and modern, fully fitted out office space with stunning traditional features throughout
- Available as a whole or on a floor by floor basis, with potential to split the 2<sup>nd</sup> floor
- Dual aspect office space on the building's south side



## LOCATION

24 Castle Street is located in the heart of Edinburgh's 'golden rectangle', in the shadow of Edinburgh Castle and is surrounded by prestigious office and major retail occupiers.

The property is situated on the west side of Castle Street, between Princes Street and George Street, and benefits from an outstanding range of hotels, bars, restaurants, shops and cafés in the immediate surrounds.

The building is in close proximity to excellent transport links with Waverley Train Station within a short walking distance and easy access to tram and bus services on Princes Street.

## DESCRIPTION

The available accommodation comprises fully fitted out office space on the 1<sup>st</sup> and 2<sup>nd</sup> floors, with the 1<sup>st</sup> floor available as a whole and the 2<sup>nd</sup> floor available either as a whole or as two separate suites.

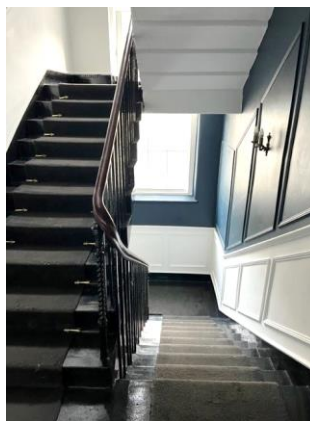
The office suites and common parts provide high quality, contemporary accommodation with many period features throughout and will all offer dedicated WC and tea prep facilities.

## ACCOMMODATION

The available suites comprise:

- 1<sup>st</sup> floor – 1,108 sq ft / 103 sq m
- 2<sup>nd</sup> floor – 1,723 sq ft / 160 sq m

The 2<sup>nd</sup> floor has the potential to be split in to two separate suites.







## LEASE TERMS

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

## RENT

Quoting rent available on application.

## ENTRY

Negotiable.

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates.

It is understood that the 1<sup>st</sup> and 2<sup>nd</sup> floors have a combined rateable value of £44,300 (£18,900 for the 1<sup>st</sup> floor and £25,400 for the 2<sup>nd</sup> floor).

We advise interested parties to satisfy themselves on their rates payable.

## 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.



## VAT

VAT will be charged on rent at the prevailing rate.

## SERVICE CHARGE

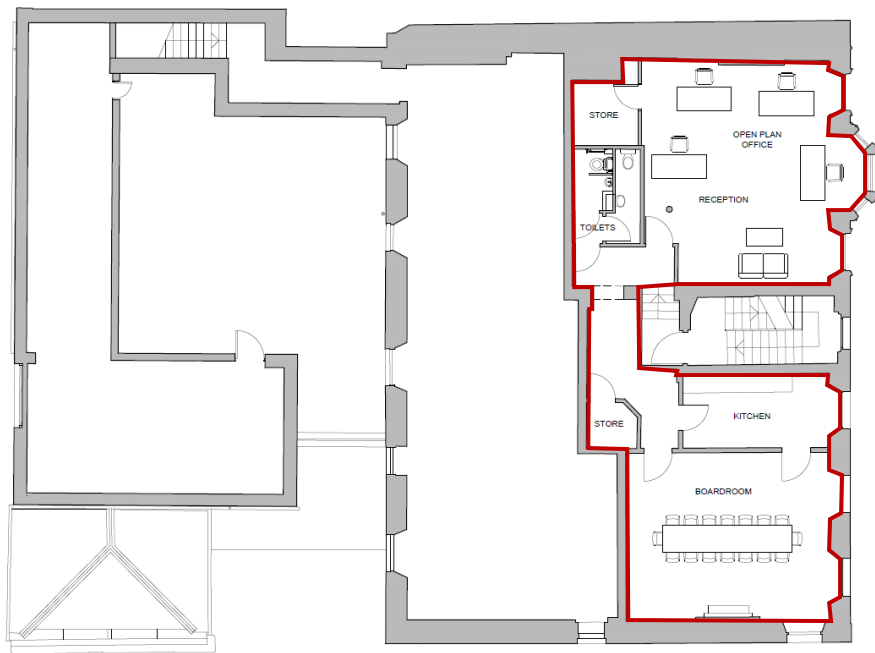
The latest service charge estimation is available from the letting agents.

## EPC

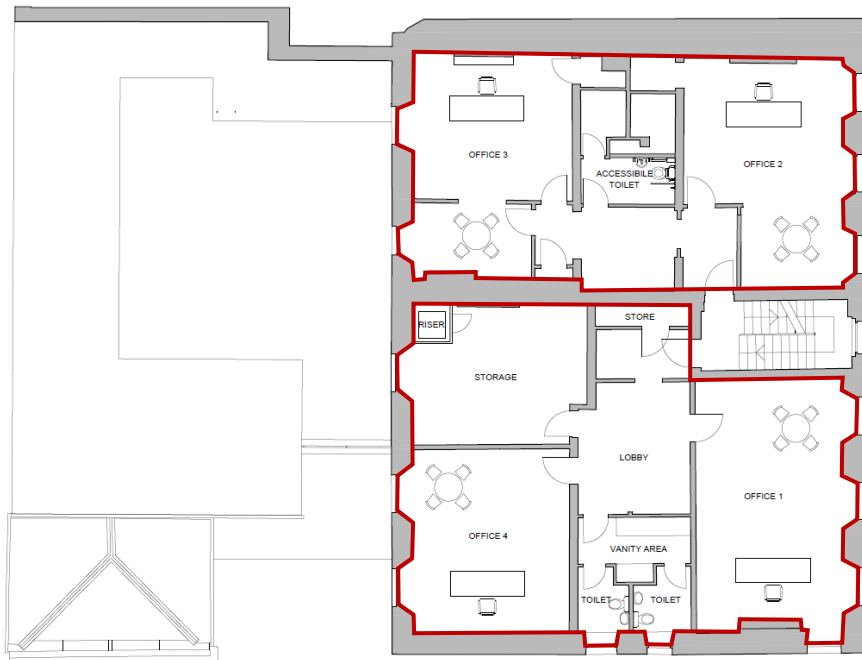
The property has an EPC rating of F.

## FLOORPLANS (indicative only):

### 1<sup>ST</sup> FLOOR:



### 2<sup>ND</sup> FLOOR:



## VIEWING & FURTHER INFORMATION:



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