



To Let

Lower Ground and Garden Floors
1,601 sq ft / 148.74 sq m

10a Rutland Square

Edinburgh
EH1 2AS

- Prime city centre location and prominent position on south west corner of Rutland Square – strong footfall
- Self-contained offices over lower ground floors, which are suitable for a variety of uses including offices, health services and wellness facilities
- Excellent branding opportunities
- Parking available

LOCATION

Rutland Square is one of the most prestigious business addresses in Edinburgh. It is located on the western end of Princes Street, equidistant to both Haymarket and Waverley Train Stations. Additionally, the Tram Halt and bus stops on Shandwick Place are two minutes walk from the property. Other occupiers on Rutland Square include DLA Piper, Smith Scot Mullan Architects, Gilson Gray, The RIAS and Progeny.

DESCRIPTION

10a Rutland Square is a self-contained office over 2 lower ground floors and has a prominent position near the south west corner of Rutland Square, close to the main pedestrian access linking the Exchange District with the West End, thus providing excellent branding opportunities. The property provides a variety of cellular offices, which would also be suitable for health service or wellness facility uses. The space also benefits from:

- Perimeter trunking and channelled under floor cabling
- Tea prep facilities
- Generous WC provision
- 2 under pavement cellars
- Parking available

ACCOMMODATION

The property was measured on a net internal basis and provides 1,405 sq ft (130.53 sq m) office accommodation and 196 sq ft (18 sq m) of storage space over two floors.

	Office Space	Storage Space
Lower Ground	796 sq ft (73.95 sq m)	90 sq ft (8.36 sq m)
Garden Floor	609 sq ft (56.58 sq m)	106 sq ft (9.85 sq m)
	1,405 sq ft (130.53 sq m)	196 sq ft (18.21 sq m)

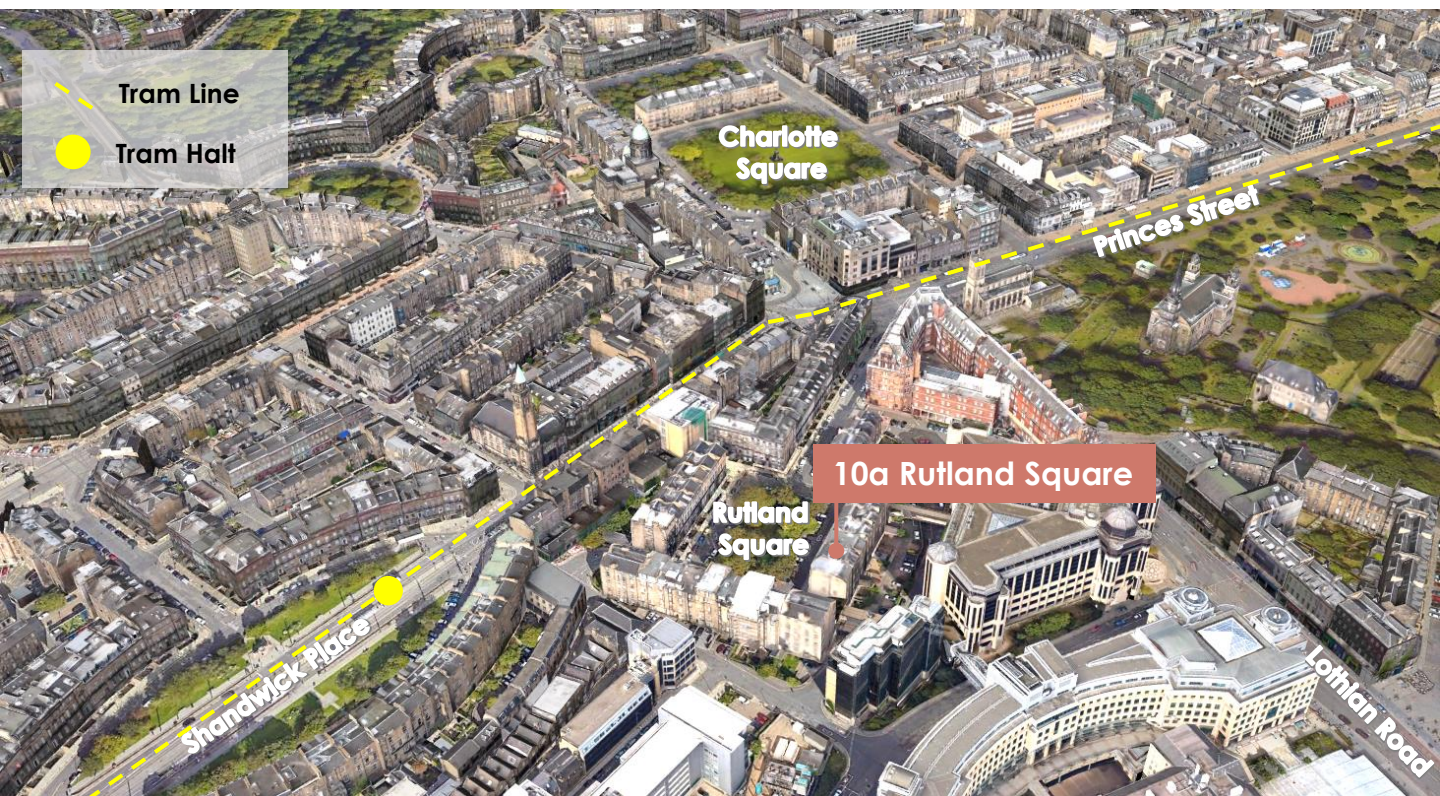


LEASE TERMS

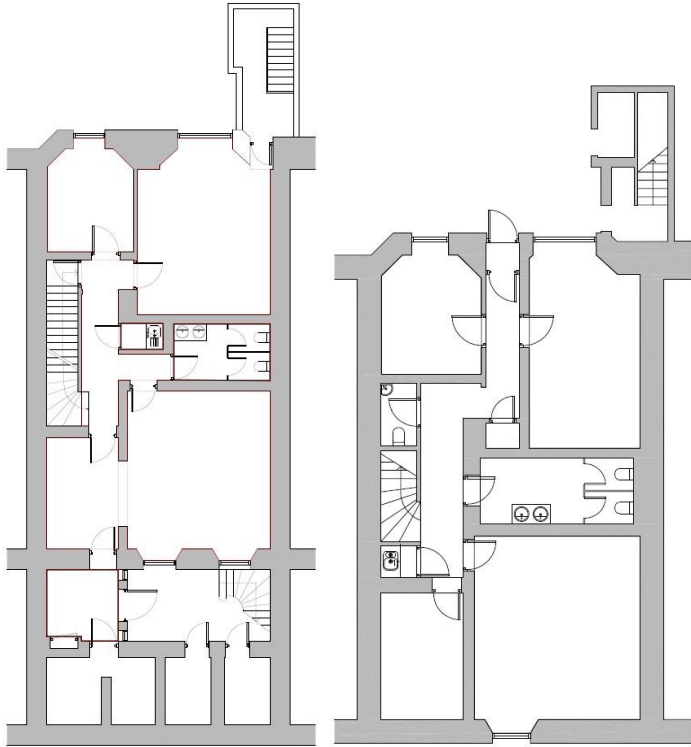
The property is available to let on a Full Repairing and Insuring basis on lease terms to be agreed.

RUTLAND SQUARE GARDENS

The ingoing tenant will have access to Rutland Square Gardens. A small deposit is required for a key.



FLOORPLANS (indicative only):



Lower Ground Floor

Garden Floor



RENT

£22,000 per annum.

ENTRY

The property is available for immediate occupation.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is understood that the lower ground and garden floors have a combined rateable value of £17,500 (£11,700 for the lower ground and £5,800 for the garden 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 is payable on all outgoings related to the occupation of the building.

SERVICE CHARGE

There is a service charge for the building, further information is available on request.

EPC

The property has an EPC rating of D.

VIEWING & FURTHER INFORMATION:



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