



# To Let

2<sup>nd</sup> Floor Office Suite  
1,036 sq ft / 96 sq m

## 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
- Dual aspect office space on the building's south side
- 2<sup>nd</sup> floor benefits from castle views



## 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.

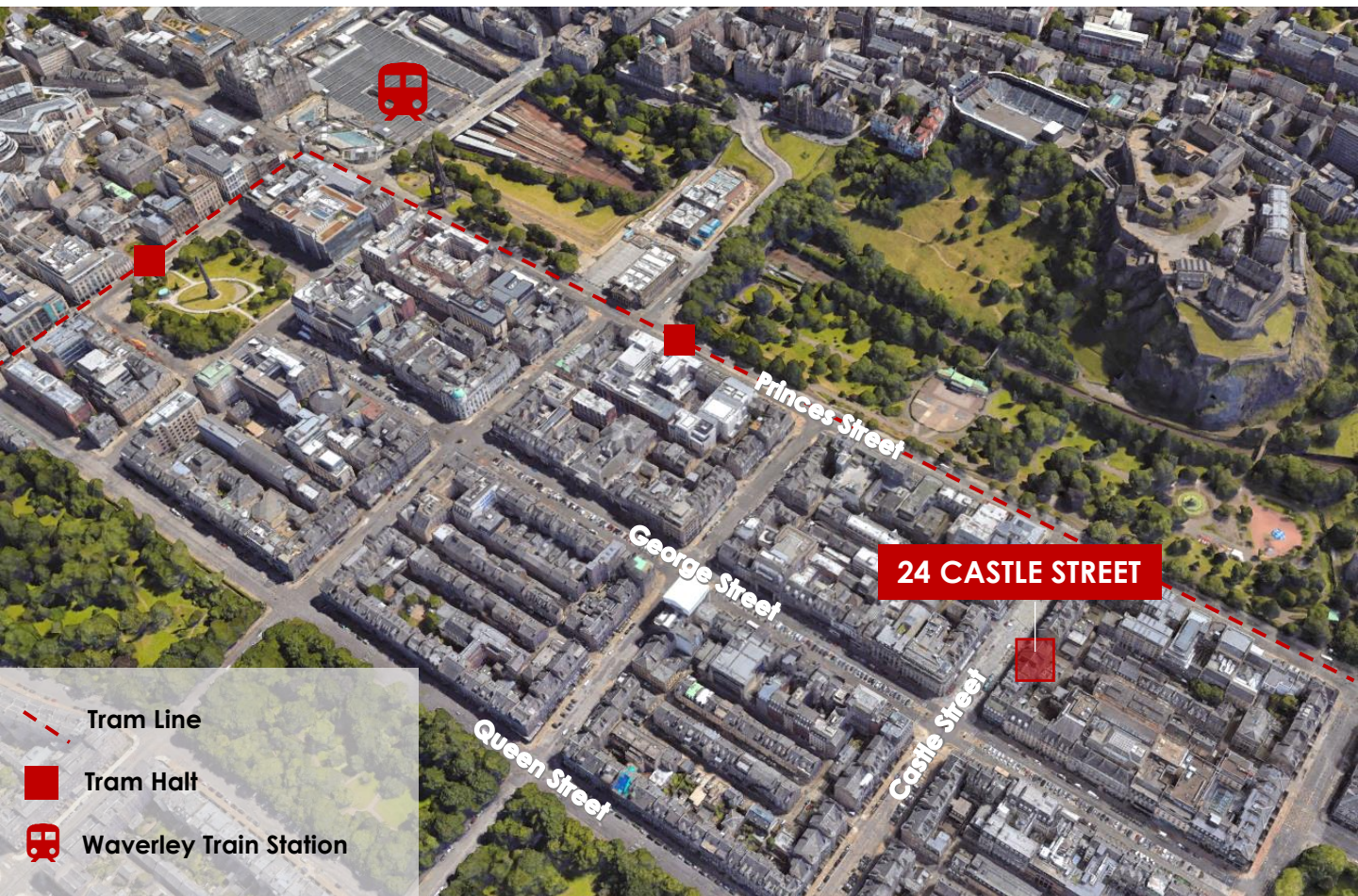
The property is situated on the west side of Castle Street, between Princes Street and George Street, and benefits from an outstanding range of hotels, bars, restaurants, shops and cafés in the immediate surrounds.

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 1,036 sq ft / 96 sq m of fully fitted out office space on the 2<sup>nd</sup> floor.

The office suite and common parts provide high quality, contemporary accommodation with many period features throughout. The suite offers dedicated WC and tea prep facilities.







**INDICATIVE FLOORPLAN:**



## 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.

## 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.

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We advise interested parties to satisfy themselves on their rates payable.

## SERVICE CHARGE

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

## EPC

The property has an EPC rating of F.

## VIEWING & FURTHER INFORMATION:



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