



To Let

3<sup>rd</sup> Floor Office Suite  
751 sq ft / 69.80 sq m

## 15 Hill Street

Edinburgh  
EH2 3JP

- Bright office space
- One car parking space available
- Grade A Listed Townhouse
- Prime city-centre location
- Period features
- Demised WC and tea prep area
- Shower facility



## LOCATION

Hill Street is situated in the heart of Edinburgh city-centre with direct access from Frederick Street and North Castle Street. George Street and Queen Street run parallel to Hill Street with Princes Street just a short walk away; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés. Chaophraya, Fazenda, Côte Brasserie, Badger & Co., Tigerlily and The Queens Arms are all within a few minutes' walk. Nearby office occupiers include Walter Scott & Partners, JM Architects, Cazenove Capital and Office Space Scotland.

There are several public transport links close by, including multiple bus routes and tram stops on Princes Street. Both train stations, Haymarket and Waverley, are also within walking distance.

## DESCRIPTION

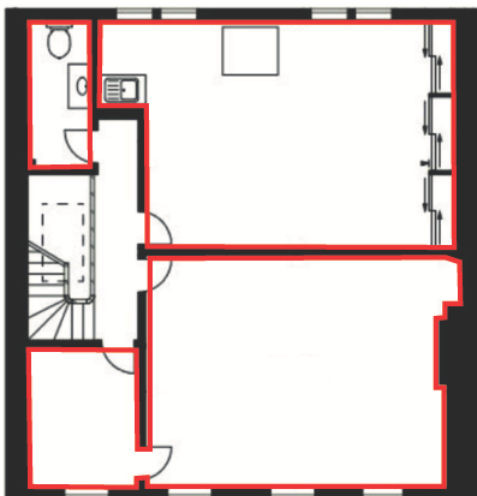
15 Hill Street is Grade A listed and is located within the New Town Conservation Area and the UNESCO World Heritage Site.

The property is a striking Georgian townhouse built by James Hill between 1788-94. 15 Hill Street provides cellular office accommodation over ground, first, second and third floors benefitting from original features including cornicing and plaster wall panels on the first floor. The traditional timber sash and case windows provide fantastic levels of natural light. One on-street car parking space is available to the rear of the property at £3,000 per annum.

## ACCOMMODATION

The available space comprises the following net internal area:

- **Third Floor – 751 sq ft / 69.80 sq m**





- Tram Line
- Tram Halt
- Waverley Train Station

## LEASE TERMS

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

## RENT

Quoting rent available on application.

## TENANT FIT OUT

The ingoing occupier will need to submit their plans for fit out to the Landlord for approval purposes.

## VAT

VAT will be charged on rent and service charge at the prevailing rate.

## RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. It is understood that the third floor has a rateable value of £7,800. We advise interested parties to satisfy themselves on their rates payable. Small business rates relief may be available to the tenant.

## SERVICE CHARGE

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

## ENTRY

Negotiable.

## LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT as standard.

## EPC

The property has an EPC rating of D.

## VIEWING & FURTHER INFORMATION



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