



TO LET

3rd & 4th Floors Available
411 – 954 Sq Ft

Rose Street Studios

74 Rose Street North Lane
Edinburgh
EH2 3DX

- Bright, open plan office space over 2 floors
- All-inclusive, cost-effective rents and flexible terms
- Will benefit from refurbishment to include fresh paint and new carpets throughout
- Access to secure bicycle racks
- Demised tea prep areas and WCs
- Views of the Castle from the 4th floor

LOCATION

Rose Street Studios is located on Rose Street North Lane between Rose Street to the south, George Street to the north, Castle Street to the west and Frederick Street to the east. The property lies in the heart of the City's 'Golden Rectangle' and benefits from plentiful city centre amenities, with numerous shops, bars and restaurants on the doorstep.

The property is extremely well connected and is minutes away from all key transport links. Princes Street tram halt and numerous bus stops are a 5 minute walk from the property and Waverley train station is 10 minutes away by foot.

DESCRIPTION

The property offers bright, modern and open plan office space over 3rd and 4th floors. Each floor benefits from a demised tea prep area and WC and the floors can be let individually or together as required. The 4th floor boasts stunning Castle views.

Refurbishment will be carried out throughout the building, which will include new paintwork and carpets throughout the common and demised areas. Ingoing tenants will also have use of secure bicycle storage within the garage space.

ACCOMMODATION

The property provides the following office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition):

	Sq Ft	Sq M
3 rd Floor	543	50.4
4 th Floor	411	38.2
TOTAL	1,494	138.8

LICENCE TERMS

Flexible licence terms available.

RENT

All-inclusive rents, available upon application.

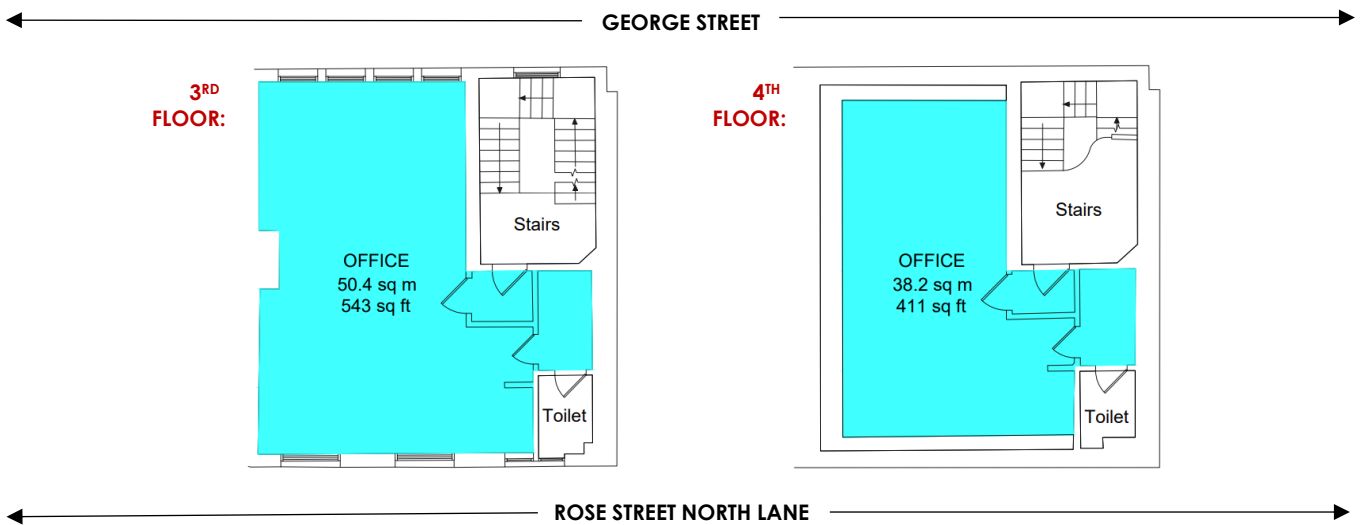
ENTRY

Available immediately, to be agreed between both parties upon conclusion of legal missives.





FLOORPLANS



LEGAL COSTS

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

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates and it is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

VAT

VAT will be charged on rent at the prevailing rate.

EPC

On application.

VIEWING & FURTHER INFORMATION

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IMPORTANT NOTICE: CuthbertWhite Ltd for the Landlord of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants and do not constitute part of an offer or contract. Prospective tenants ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending tenant should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CuthbertWhite Ltd has any authority to make or give any representations or warranty whatever in relation to this property nor enter into any contract on behalf of the Landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn. Particulars prepared September 2024.

