

# 14 RUTLAND SQUARE, EDINBURGH, EH1 2BD

## FOR LEASE:

NEWLY REFURBISHED TOWNHOUSE IN PRIME, CITY-CENTRE LOCATION

670 – 4,112 SQ FT

Practical completion May 2025

### Key Features:

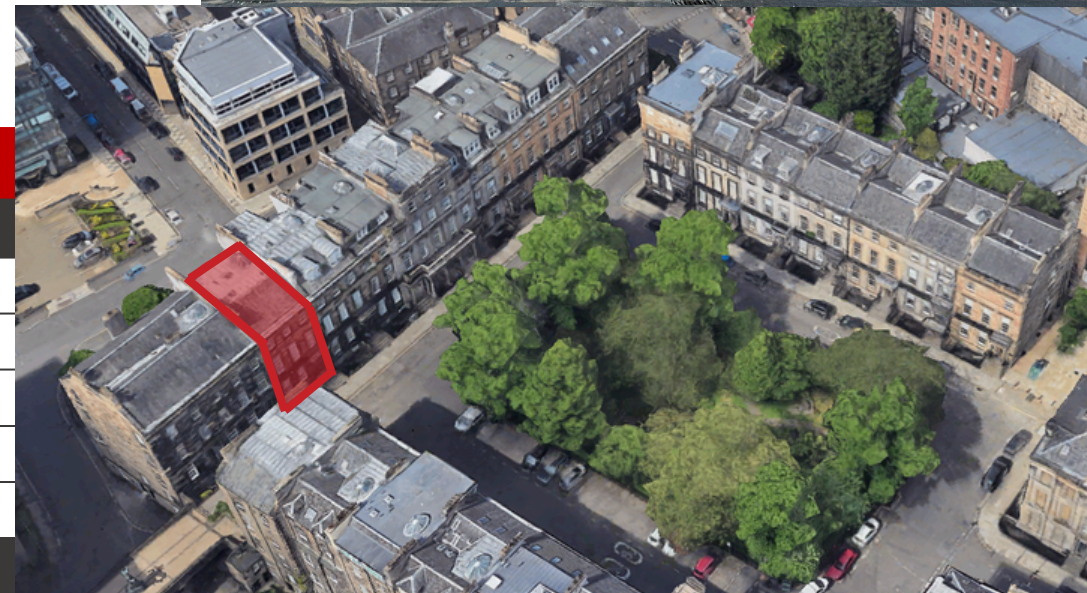
14 Rutland Square is currently undergoing a comprehensive refurbishment to include:

- M&E upgrade, removal of gas boilers and installation of Air Source Heat Pump
- Targeting EPC B or higher
- Removal of internal walls to open up the workspace
- Improving and enhancing the period features
- New car parking at grade level to the rear of the property
- West-facing garden
- New LED lighting throughout
- New WC's and shower/changing facilities
- Secure bicycle storage within the building

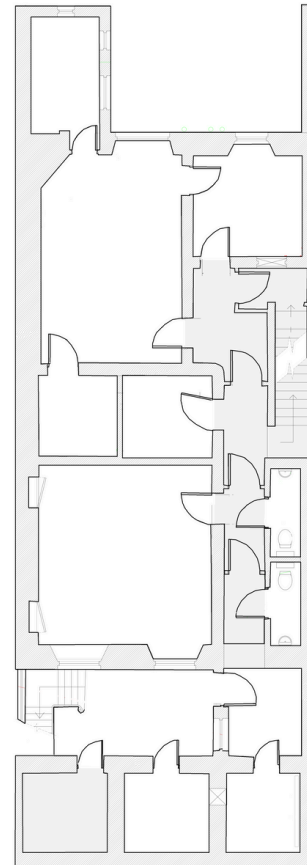
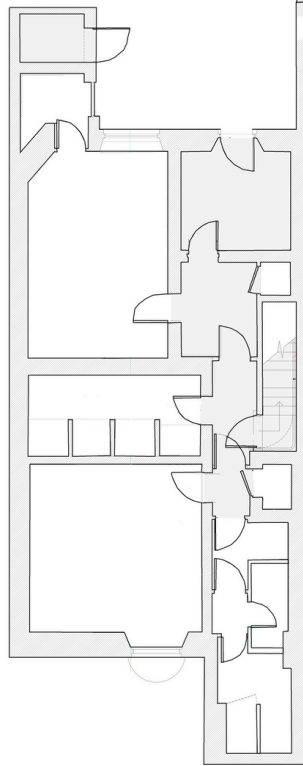
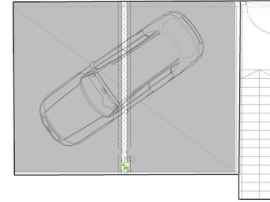
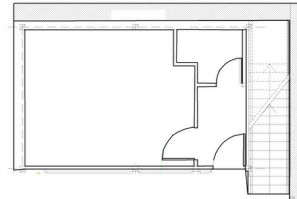


### Availability:

Floor	Size (sq ft)
Sub Basement	670
Basement	780
Ground	882
First	950
Second	830
<b>Total</b>	<b>4,112</b>

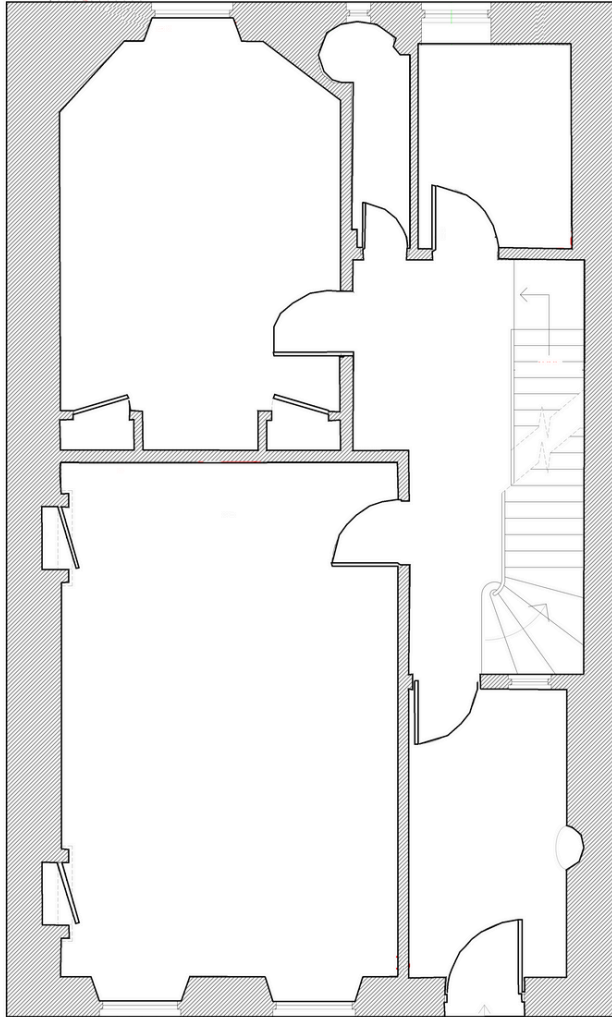


## Sub Basement & Basement Floors

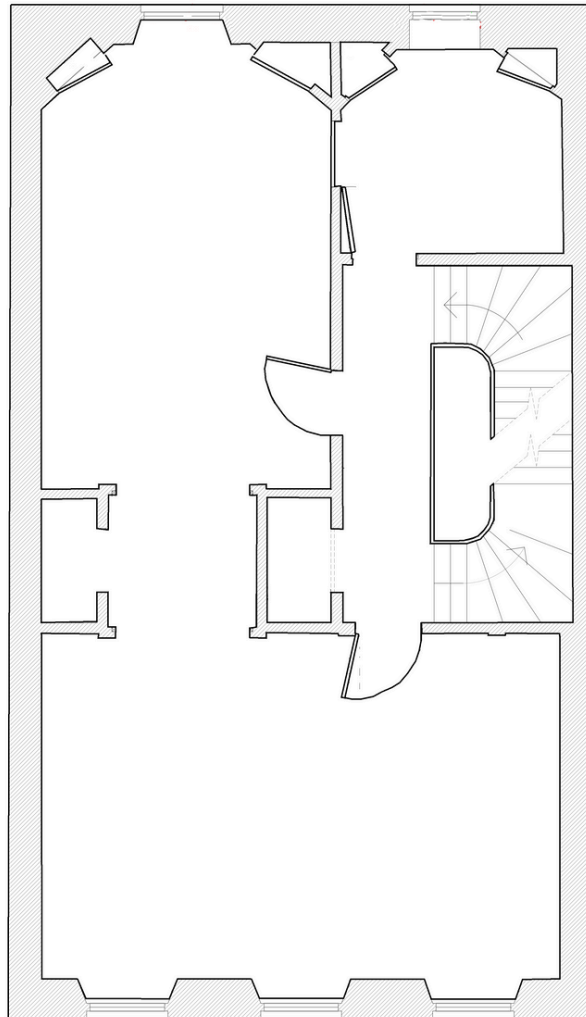


# Indicative Floorplans

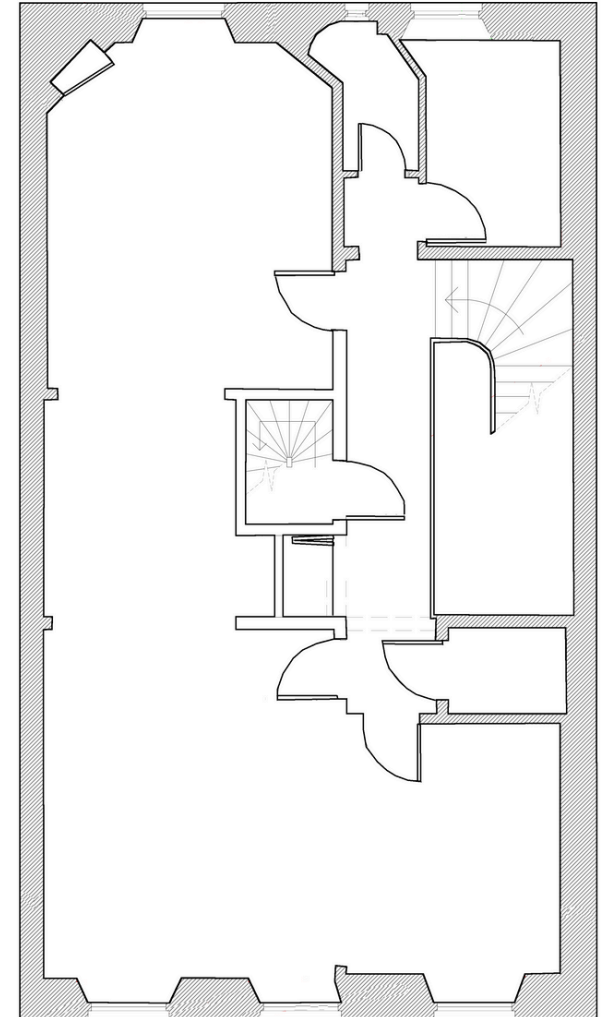
Ground Floor



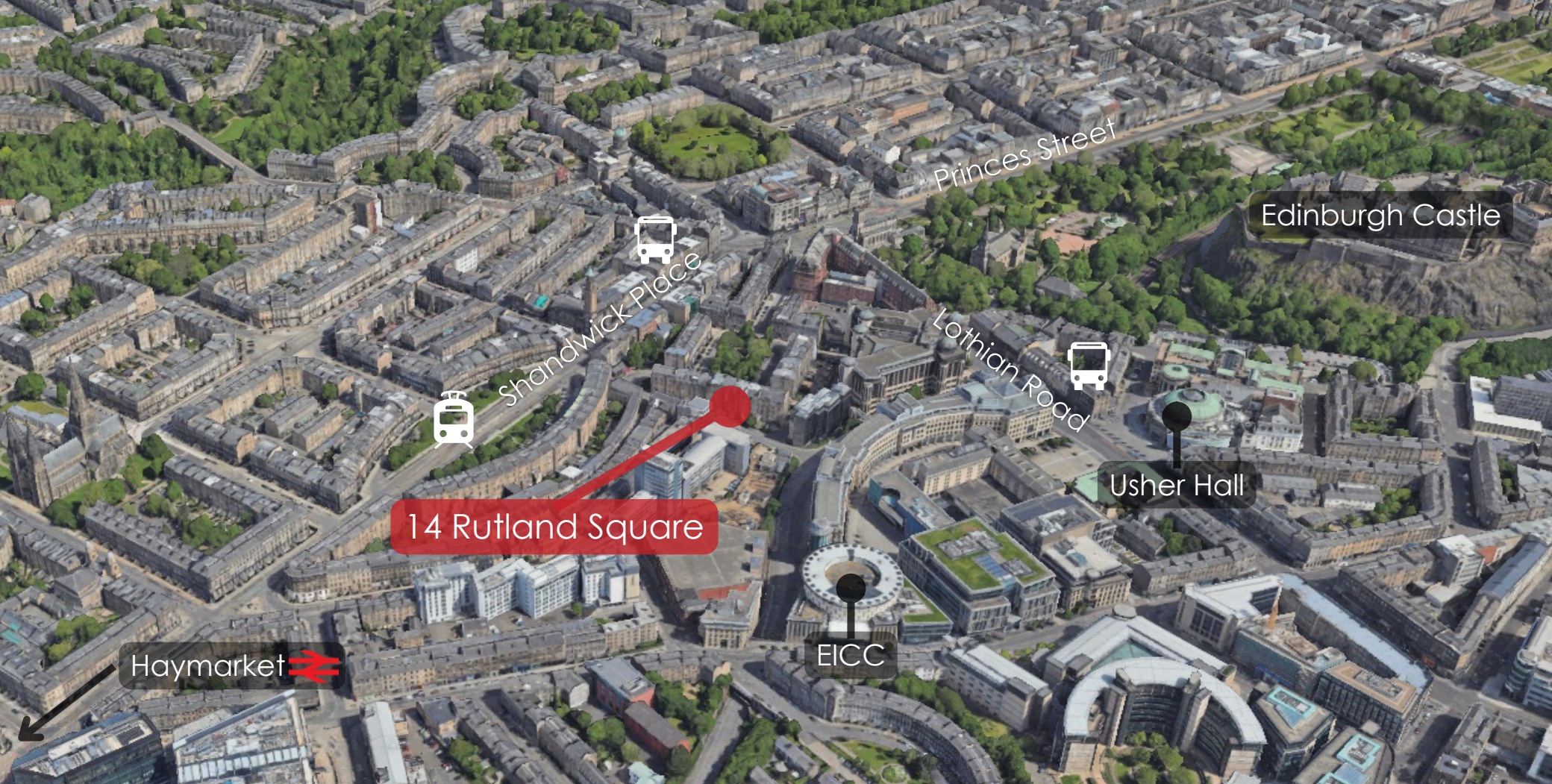
First Floor



Second Floor







14 Rutland Square

Haymarket

EICC

Usher Hall

Edinburgh Castle

Princes Street

Shandwick Place

Lothian Road

Viewing & Further Information:



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