

CHARLOTTE HOUSE

2 SOUTH CHARLOTTE STREET / EH2 4AW

Superb, Fully Refurbished Office
Space with Castle Views

3,314 sq ft / 307.9 sq m



LOCATION

Charlotte House is located on the prominent corner of South Charlotte Street and Princes Street in Edinburgh city-centre.

This highly desirable central location also benefits from a number of nearby bars, restaurants, sandwich shops and hotels including Kimpton Charlotte Square Hotel, The Huxley, Kyloe, Pret a Manger, The Caledonian and The Rutland Hotel.

The location benefits from city-centre transport links, including Princes Street and Shandwick Place tram halts, Waverley train station and numerous bus links. The NCP Castle Terrace car park is also a short walk from the property.

Charlotte Square

Princes Street Gardens

St James Centre

St Andrew Square

Edinburgh Waverley

CHARLOTTE HOUSE



WALK TIMES (MINS)

Shandwick Place Tram Stop	5
Princes Street Tram Stop	7
Haymarket Train Station	13
Waverley Train Station	14

1. Johnnie Walker
2. McDonalds
3. Jolliebee
4. Popeyes
5. Waterstones
6. Urban Outfitters
7. H. Samuel
8. Lush
9. River Island
10. Boots
11. Primark
12. Superdrug
13. Blank Street Coffee
14. Marks & Spencer
15. H&M



DESCRIPTION

The fourth floor of Charlotte House comprises newly refurbished, open plan office accommodation with extensive glazing, which provides the suite with excellent natural daylight and superb views of the Castle. Additionally, the suite also benefits from the following:



New floor coverings
and LED lighting



Self-contained WCs



Air conditioning and
openable windows



Lift access



Kitchen facilities



All new double glazing



New shower facilities



Floor grommets with
existing cabling



ACCOMMODATION

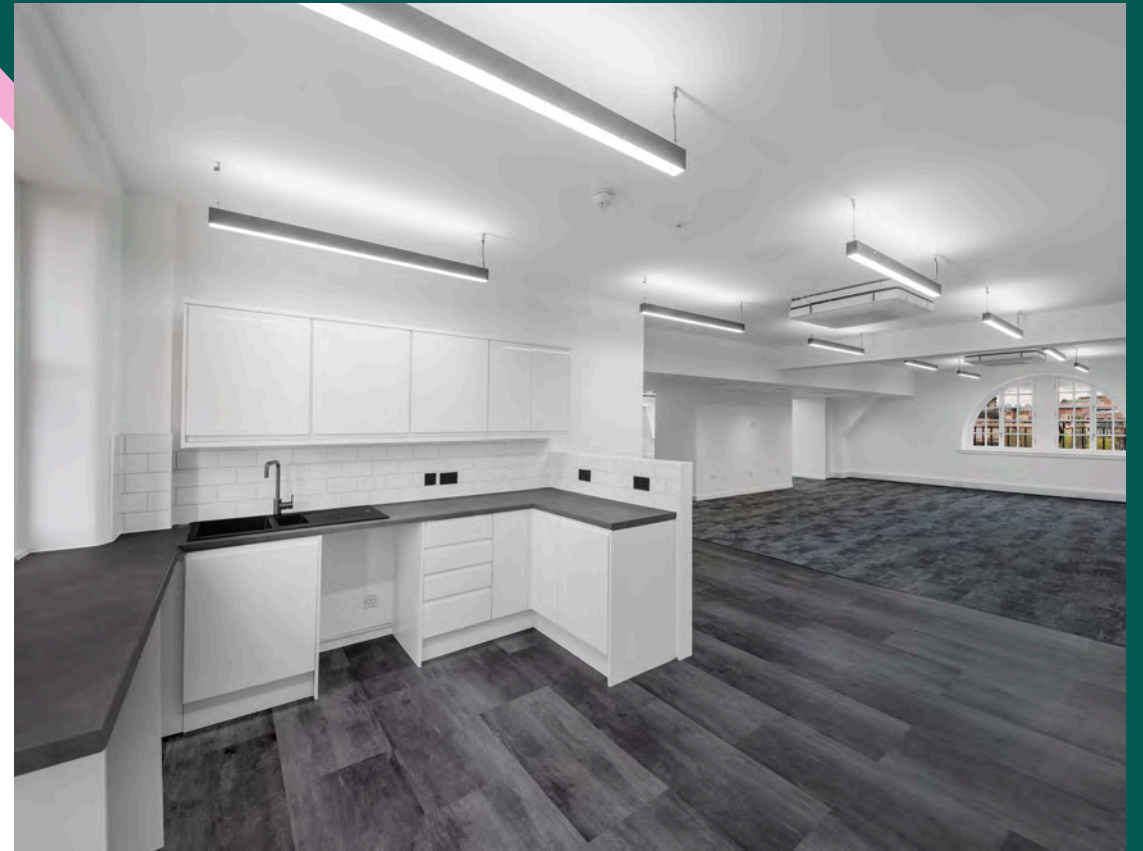
The suite has a net internal area of 3,314 sq ft / 307.9 sq m.

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KEY:

- OFFICE
- WC
- SHOWER
- LIFT
- STAIR
- POSSIBLE BIKE STORAGE





LEASE TERMS

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

ENTRY

Entry can be granted immediately, upon completion of legal missives.

SERVICE CHARGE

A service charge of £9.00 per sq ft is applicable and more information is available on request.

VAT

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

EPC

The property has an EPC rating of C.

RATES

We understand the suite has a current rateable value of £65,600. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

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 stamp duty payable.

VIEWING & ADDITIONAL INFORMATION

For further information or to arrange an inspection please contact the selling agents:

James Metcalfe

E: james@cuthbertwhite.com
M: 07786 623 282

Chris Cuthbert

E: chris@cuthbertwhite.com
M: 07989 395 165



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.

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