

Charlotte House

2 SOUTH CHARLOTTE STREET | EH2 4AW

**Superb, Fully Refurbished Office Space
Available with Castle Views**

1st and 4th floor available

3,067 – 6,381 sq. ft

Fully fitted options available for 20-35 desks

Available *Immediately*

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 HOUSE / 2 SOUTH CHARLOTTE STREET / EH2 4AW

Charlotte House

St James Centre

St Andrew Square

Edinburgh Waverley

Charlotte Square

Princes Street Gardens



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

16. THE DOME

17. ALL BAR ONE

18. LULULEMON

19. PAESANO PIZZA

20. CAFE ANDALUZ

21. COPPER BLOSSOM

22. BADGER & CO

23. KNOOPS

24. TIGERLILY EDINBURGH

25. BABA

26. THE GARDEN

27. WHIGHAM WINE CELLARS



DESCRIPTION

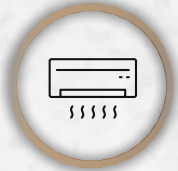
The first and fourth floor comprises newly refurbished, open plan office accommodation with extensive glazing, which provides the suite with excellent natural daylight and superb views of the Castle. Additionally, the suite also benefits from the following:



New floor coverings and LED lighting



Self-contained WCs



Air conditioning and openable windows



Lift access



Kitchen facilities



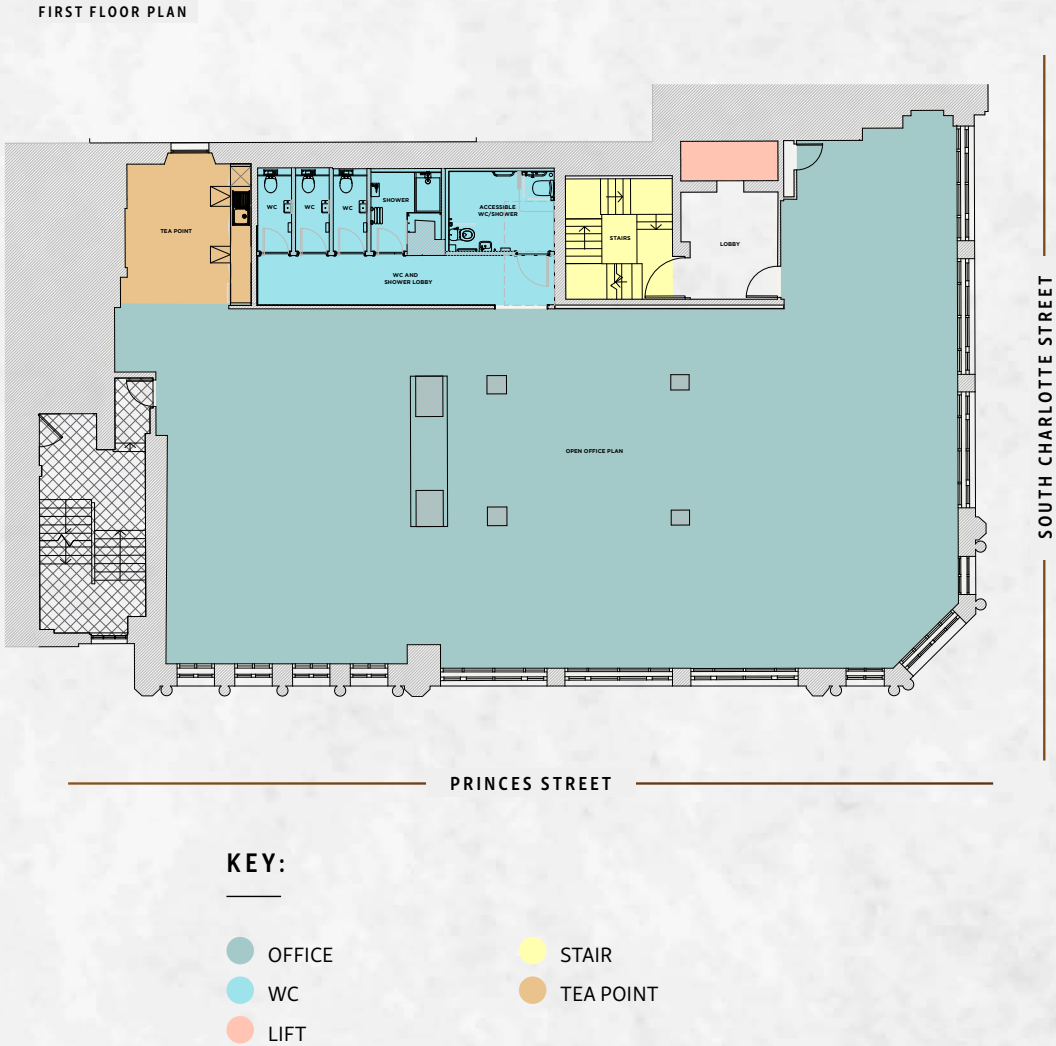
All new double glazing



New shower facilities



Floor grommets with existing cabling



1ST FLOOR ACCOMMODATION

Suite size 3,314 sq | Accommodation for 20 – 35 desks

FOURTH FLOOR PLAN



KEY:

- OFFICE
- WC
- TEA POINT
- STAIR
- LIFT



4TH FLOOR ACCOMMODATION

Suite size 3,067 sq. ft | Accommodation for 20 – 35 desks



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

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 incoming 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



**Cuthbert
White**

Craig Watson

E: craig.watson@jll.com
M: 07739 299 532

Sara Dudgeon

E: sara.dudgeon@jll.com
M: 07731 986156



IMPORTANT NOTICE: CuthbertWhite Ltd and JLL 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 the agents 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 | AUGUST 2026 | Produced by Designworks.