


PLAY VIDEO

Cuthbert White

# 5 Rutland Square

WEST EDINBURGH | EH1 2AS

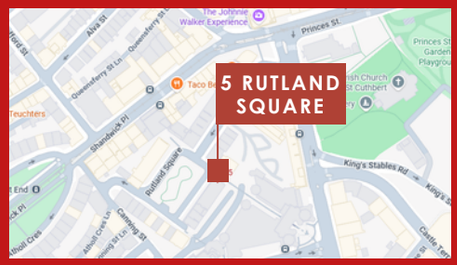
## FOR LEASE

Ground Floor & Third Floor
Office Suites

340 - 1,000 sq ft

# LOCATION

Just behind Princes Street and minutes from Haymarket Station, this West End location is as connected as it is charming. You'll be surrounded by independent cafes, lunch spots, and like-minded businesses – all in a calm, historic square that feels tucked away but right in the thick of it.




Tenants also have access to the private Rutland Square Gardens – a rare green retreat in the city center.

# DESCRIPTION

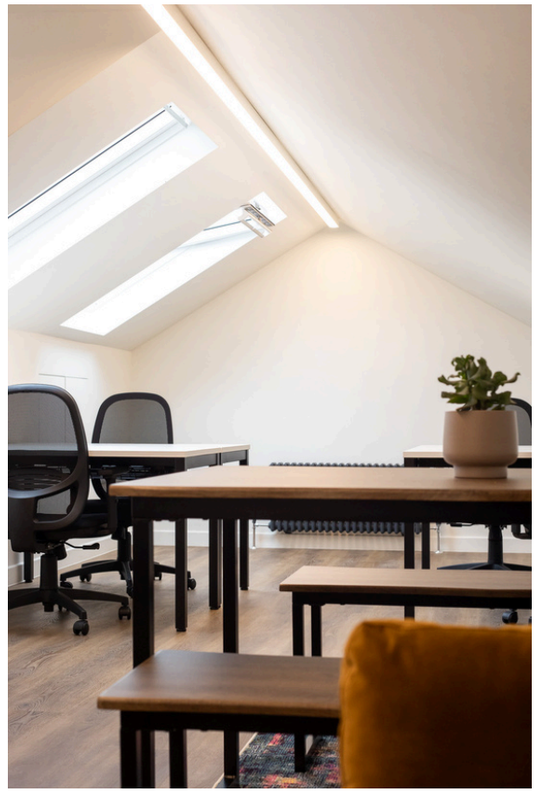
Set within a handsome Georgian townhouse, these suites retain original features – high ceilings, intricate cornicing, and generous sash windows – while being outfitted for modern working. Each office has been carefully restored to offer both character and comfort.

- Prime West End location
- Flexible lease terms
- Furnished to suit your teams needs
- High-speed Wi-Fi
- Managed reception area
- Central heating throughout
- Secure entry system
- Access to Rutland Square's private gardens
- Bookable private meeting room
- Meeting catering

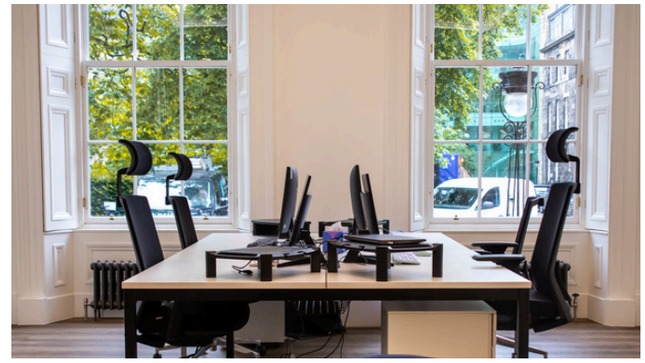
# ACCOMMODATION

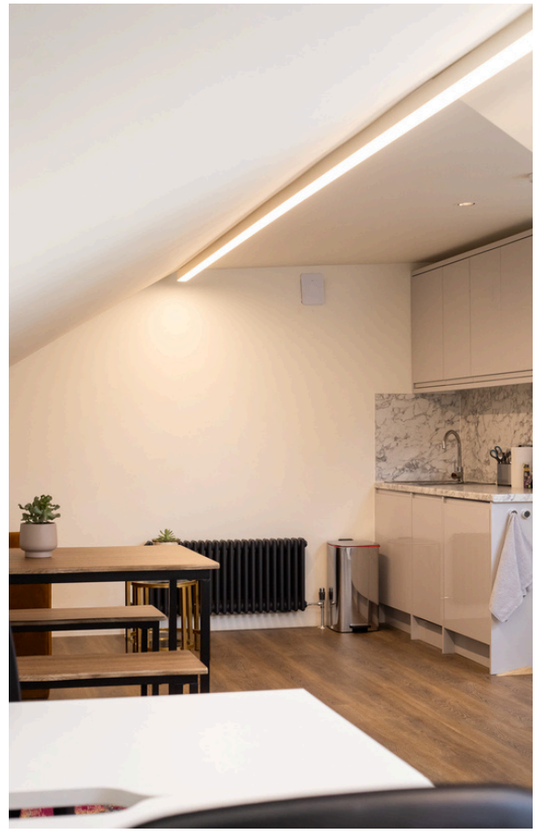
The third floor suite is a private self-contained open-plan office with a dedicated kitchenette and WC. The ground floor suite is a private office with access to a shared kitchen and bathroom.

- Third Floor Suite - 660 sq ft / 61.31 sq m
- Ground Floor Suite - 340 sq ft / 31.58 sq m
- **TOTAL - 1,000 sq ft / 92.89 sq m**














## LEASE TERMS

- Third floor suite: Minimum 12 month lease
- Ground floor suite: Minimum 6 month lease
- Flexible terms available within these minimums

## BUSINESS RATES

Not included.

## ENTRY

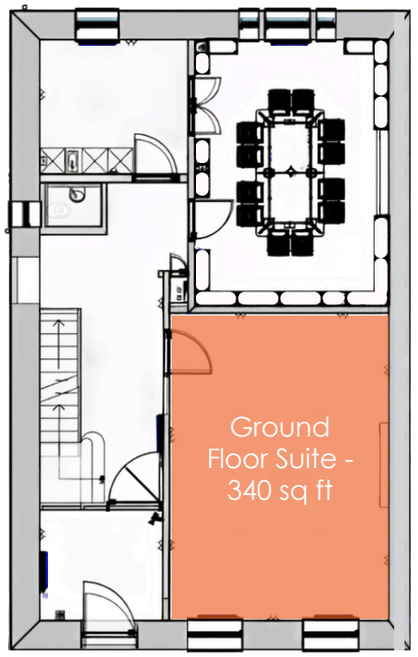
The suites are available immediately.

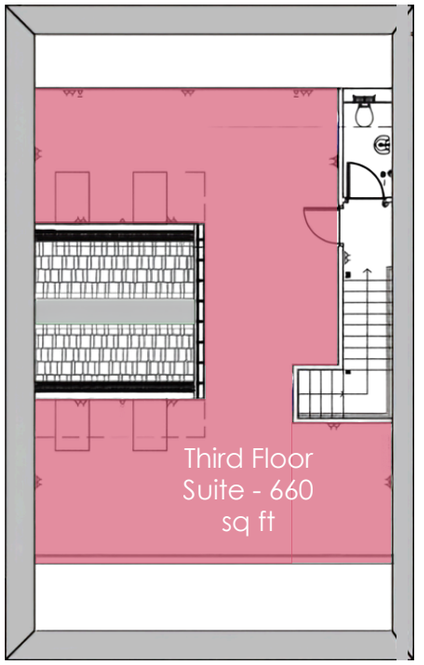
## EPC

Avaliable on request.

## AML REGULATIONS

In accordance with HMRC regulations, we are required to undertake AML due diligence for both the purchasers / tenants and vendors / landlords involved in a transaction. As such, personal and / or detailed financial and corporate information may be required before any transaction can conclude.








Cuthbert White

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