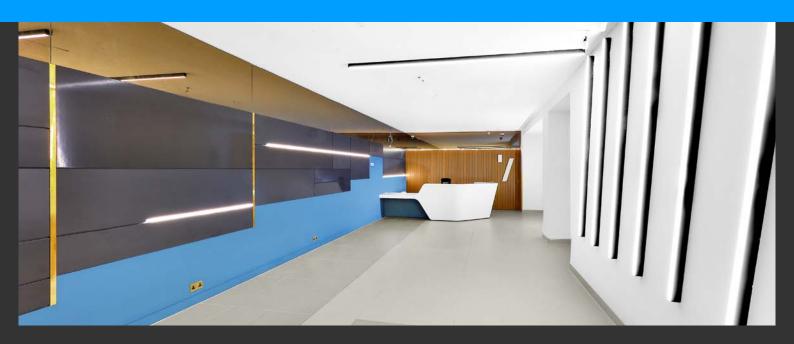
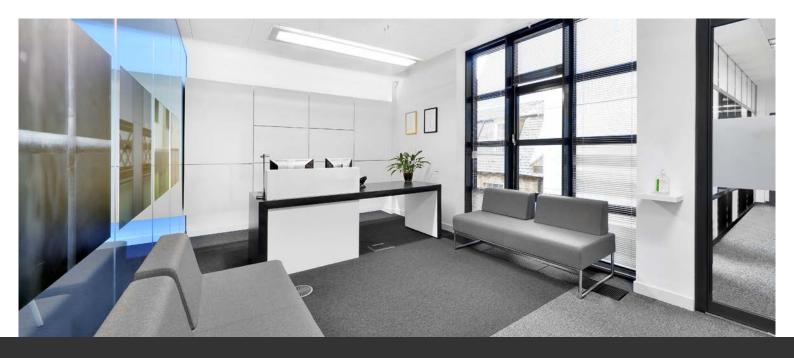
7 COSTIB Street



1,914 sq ft /177.82 sq m | Excellent City Centre location | Recently refurbished

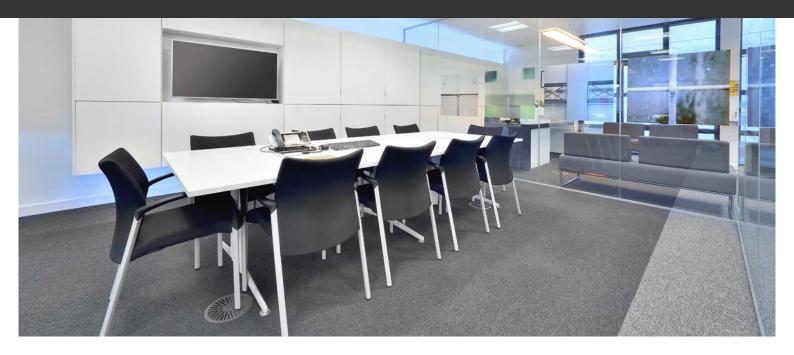




Grade A office accommodation | Contemporary reception with concierge

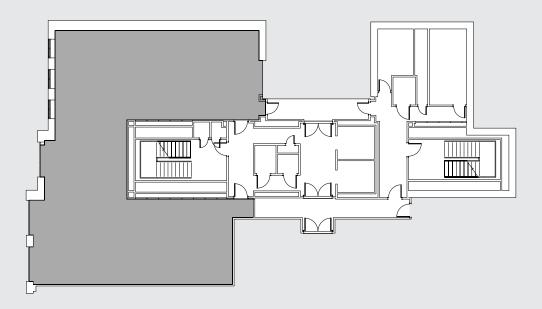


Located on the corner of Princes Street and Castle Street



FLOORPLAN

1,914 sq ft 177.82 sq m



LOCATION

7 Castle Street is prominently located on the corner of Princes Street and Castle Street in Edinburgh city centre.

There are a wide variety of bars, shops and restaurants within the immediate surrounds, to include Victor Hugo, Pret a Manger, Contini, The White Company, Zara and Badger & Co.

DESCRIPTION

7 Castle Street provides Grade A office accommodation over ground and five upper floors. The Landlord has significantly refurbished the common areas to provide state of the art shower facilities, cycle storage and a contemporary reception with concierge.

The third floor offers open plan accommodation which benefits from the following:

- Raised access floor with floor-boxes and data cabling
- Suspended ceiling
- Displacement ventilation/heating system
- Floor to ceiling double glazing
- Smart existing fitout to include boardroom and kitchen

ACCOMMODATION

The part third floor provides 1,914 sq ft (177.82 sq m) office accommodation, measured on an NIA basis in accordance with the Code of Measuring Practice (6th Edition).

LEASE TERMS

Our client has a lease which expires 20 June 2023 with a passing rent of £59,334 per annum. Our client's preference is to assign or sub-let the lease.

Alternatively, a new lease may be considered by the landlord. Please contact us for more information about this.

ENTRY

Entry can be granted immediately on conclusion of legal missives.

SERVICE CHARGE

There is a service charge applicable to the premises, more information is available on request.

VAT

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

RATES

The property currently has a rateable value of £42,900.

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 LBTT payable.

EPC

Available on request.

VIEWING AND FURTHER INFORMATION

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IMPORTANTNOTICE: CuthbertWhite Ltd for the Head Tenant 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 Head Tenant. 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 November 2020.