

To Let

719 sq ft / 66.80 sq m



32 Charlotte Square, Edinburgh, EH2 4ET

- Spectacular, refurbished townhouse on Edinburgh's prestigious Charlotte Square
- Highly prominent corner position
- Flexible sub-lease terms available
- Part of The Charlotte Square Collection
- Lift access
- One car parking space
- Prestigious boardrooms available by separate arrangement

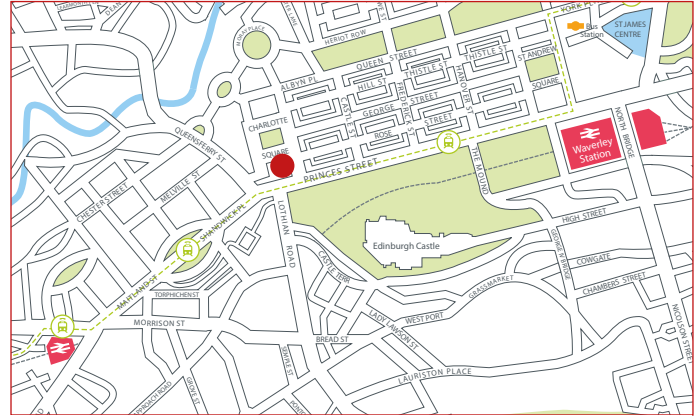
DEVELOPMENT | AGENCY | INVESTMENT | ACQUISITION | ASSET MANAGEMENT

LOCATION

Charlotte Square is arguably Scotland's most prestigious business address, located in the heart of Edinburgh's business and financial services community.

Princes Street, George Street and the West End are all immediately accessible with numerous buses serving Princes Street, the West End tram halt only moments away and Haymarket Train Station, Edinburgh's primary commuter hub, within comfortable walking distance.

Charlotte Square is flanked by numerous hotels, serviced apartments, high quality restaurants, retail and leisure offerings – ideal for corporate entertainment and staff retention.

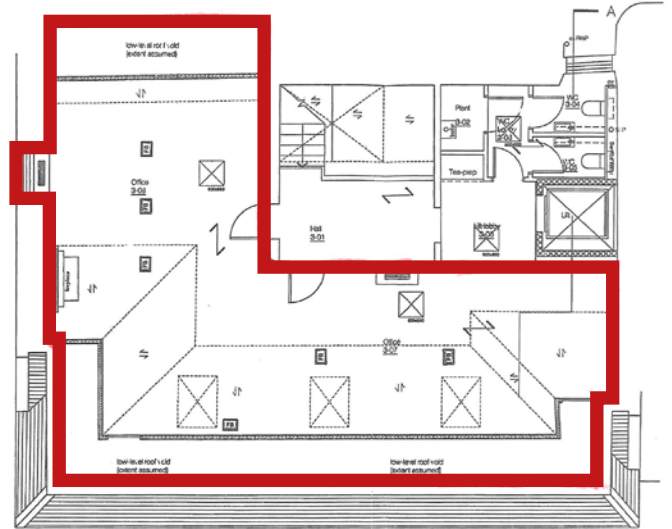


DESCRIPTION

32 Charlotte Square forms part of The Charlotte Square Collection and has been comprehensively refurbished to an exacting standard.

This spectacular townhouse is arranged over 5 floors, with the available office accommodation on the third floor. Benefits include:

- Lift access
- Dedicated tea prep area
- Shower facilities
- Bike storage
- Receptionist
- Car parking
- Prestigious boardrooms available by separate arrangement



ACCOMMODATION

The third floor has a net internal area of approximately 719 sq ft / 66.80 sq m, measured in accordance with the Code of Measuring Practice (6th Edition).

SUB-LEASE TERMS

The third floor will be available to sub-let from the end of July 2020 on full repairing and insuring terms.

VAT

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

RATES

Any incoming sub-tenant will be responsible for the payment of all local authority rates pertaining to their occupation.

RENT

The Passing Rent is £22,220 per annum with a fixed rental increase in August 2021 to £25,140 per annum. In addition, there is a service charge for the premises which includes utilities, cleaning and maintenance; more information can be provided on request. One car parking space is also available at the passing rent of £3,000 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing sub-tenant responsible for the payment of any registrations dues and any LBTT payable.

Should any Landlord's costs be incurred with regard to sub-letting consent, these will be shared equally between the Tenant and the Sub-Tenant.

EPC

The property has an EPC rating of C.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Nick White

E: nick@cuthbertwhite.com

M: 07786 171 226

Sara Dudgeon

E: sara@cuthbertwhite.com

M: 07810 117 888

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 landlord 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. Particulars prepared March 2020.



**Cuthbert
White**