



CHARLOTTE HOUSE

2 SOUTH CHARLOTTE STREET
EDINBURGH
EH2 4AW



To Let

1st Floor Office Suite
3,314 sq ft / 307.9 sq m

- Self-contained WCs and kitchen facilities
- Lift access
- Available immediately with existing fit out, which includes 3 meeting rooms, reception, kitchen and 2 small call rooms



Cuthbert
White



0131 202 1880

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.



DESCRIPTION

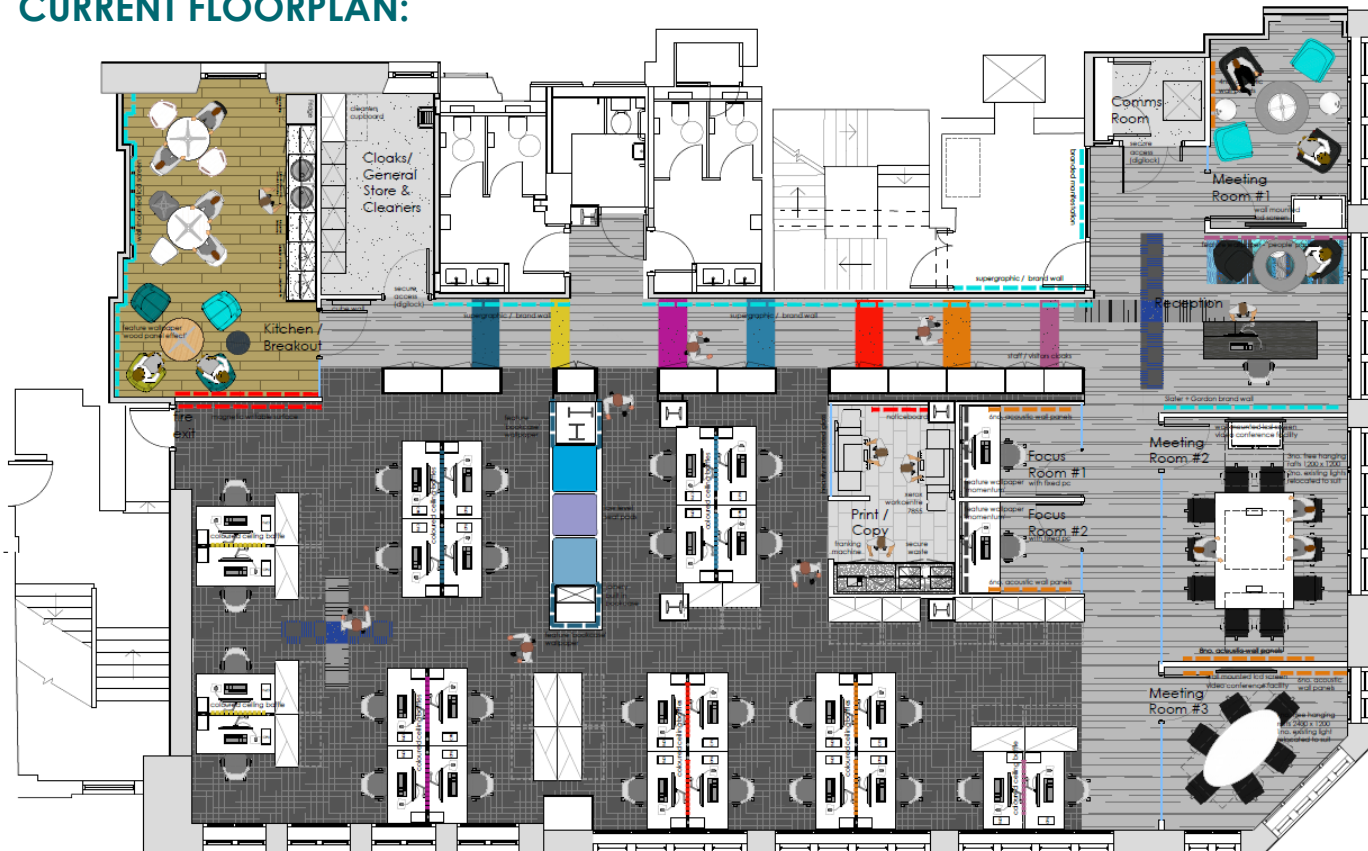
The first floor of Charlotte House comprises open plan office accommodation with extensive glazing, which provides the suite with excellent natural daylight and superb views of the Castle.

The suite also benefits from the following:

- Self-contained WCs
- Existing fit out, which includes 3 meeting rooms, reception, kitchen and 2 small call rooms
- Lift access
- Floor grommets



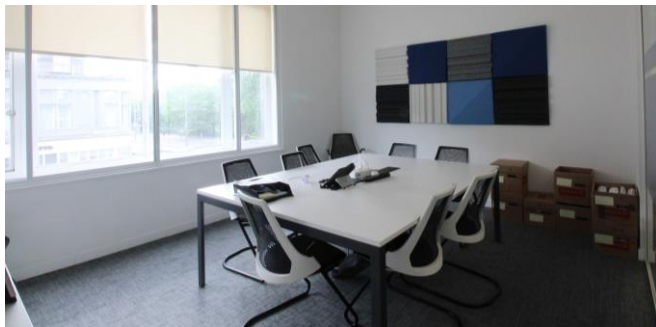
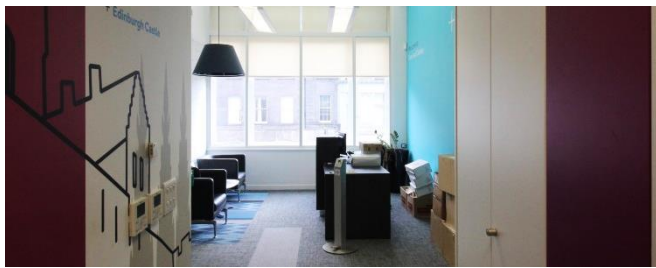
CURRENT FLOORPLAN:





ACCOMMODATION

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



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 £6.50 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.

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.

EPC

The property has an EPC rating of C.

VIEWING & FURTHER INFORMATION



Sara Dudgeon
07810 117 888
sara@cuthbertwhite.com



Chris Cuthbert
07989 395 165
chris@cuthbertwhite.com

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. Particulars prepared August 2021.

