



# To Let

2<sup>nd</sup> Floor Office Suite  
2,602 sq ft / 241.73 sq m

**113 Rose Street**  
Edinburgh  
EH2 3DX

- Superb city centre location
- Lift access
- Two points of access and the suite can potentially be split

## LOCATION

The premises are located on the north side of Rose Street in the heart of Edinburgh city centre. Rose Street provides a variety of shops, bars and restaurants, along with numerous independent sandwich shops.

George Street is less than a minute's walk and is host to numerous high end retailers. In addition, 113 Rose Street is a short walk from St Andrews Square and the new St James Quarter development.

The property benefits from excellent transport links - it is in close proximity to both Waverley and Haymarket Train Stations, Princes Street Bus stops and Princes Street Tram halt.

## DESCRIPTION

The premises comprise an open plan office suite on the 2<sup>nd</sup> floor, which benefits from:

- Meeting room
- Large fully fitted kitchen
- Lift access
- Phone entry system
- Perimeter trunking with existing data cabling

## ACCOMMODATION

The office has a net internal area of 2,602 sq ft / 241.73 sq m. The suite has two points of access and could potentially be split. The Landlord would consider sub-letting in part.

## LEASE TERMS

The property is available to lease on a new Full Repairing and Insuring basis on terms to be agreed.



## SERVICE CHARGE

A service charge is applicable and details are available on request.

## RATES

We understand the property currently has a rateable value of £37,600. Interested parties are advised to make their own enquiries to the Lothian Valuation Joint Board.

## ENTRY

Entry to the premises can be granted immediately.

## VAT

VAT will be charged on rent at the prevailing rate.

## 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 LBT payable.

## EPC

The property has an EPC rating of E.

## VIEWING & FURTHER INFORMATION



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