



# To Let

Sub-Let of Part Level B  
c.3,000 sq ft (subject to works)

## Argyle House

3 Lady Lawson Street  
Edinburgh  
EH3 9DR

- **Central Edinburgh location**
- **Rent of £10 per sq ft**
- **Bright, open plan office with Castle views**

## LOCATION

Argyle House lies directly south of Edinburgh Castle at the heart of the city centre, in a vibrant business community.

The property is surrounded by fantastic amenities to include numerous café's, restaurants, shops and bars and is ideally located for accessibility. The building is a few minutes walk from Princes Street and is situated halfway between Waverley and Haymarket railway stations, whilst also being well served by the local bus and tram network.

## DESCRIPTION

The available suite is situated in the east wing of Level B and has good views towards the Castle.

The suite is currently undergoing separation works and, once finished, will provide an open plan suite of approximately 3,000 sq ft ready for Tenant fitout.

## SUB-LEASE TERMS

The office suite is available to sub-let on terms to be agreed.

Our client has a lease which expires 29<sup>th</sup> March 2026 and the passing rent is £10.00 per sq ft.

## SERVICE CHARGE

The suite has a competitive service charge of £3.75 per sq ft which is capped, subject to annual RPI uplifts.

## RATES

The rateable value will require to be reassessed.

## ENTRY

Entry can be granted immediately, subject to conclusion of formal missives.

## CAR PARKING

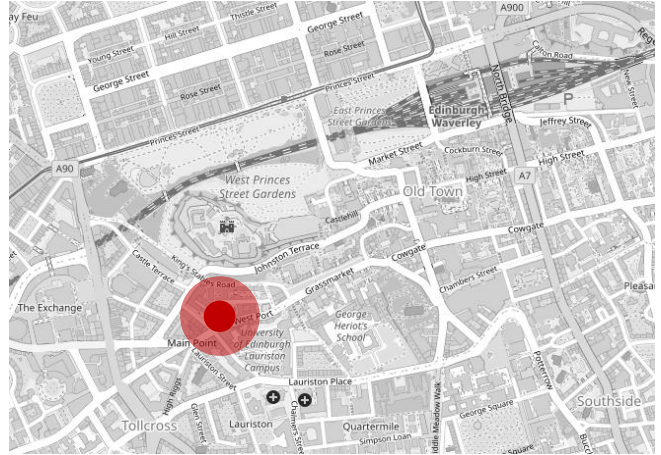
The building has an extensive car park and spaces can be applied for by separate arrangement.

## VAT

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



INDICATIVE FLOORPLAN



## 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 LBT payable.

## EPC

An EPC rating will be undertaken on completion of separation works.

## VIEWING & FURTHER INFORMATION



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