

TO LET
4,826 SQ FT

33

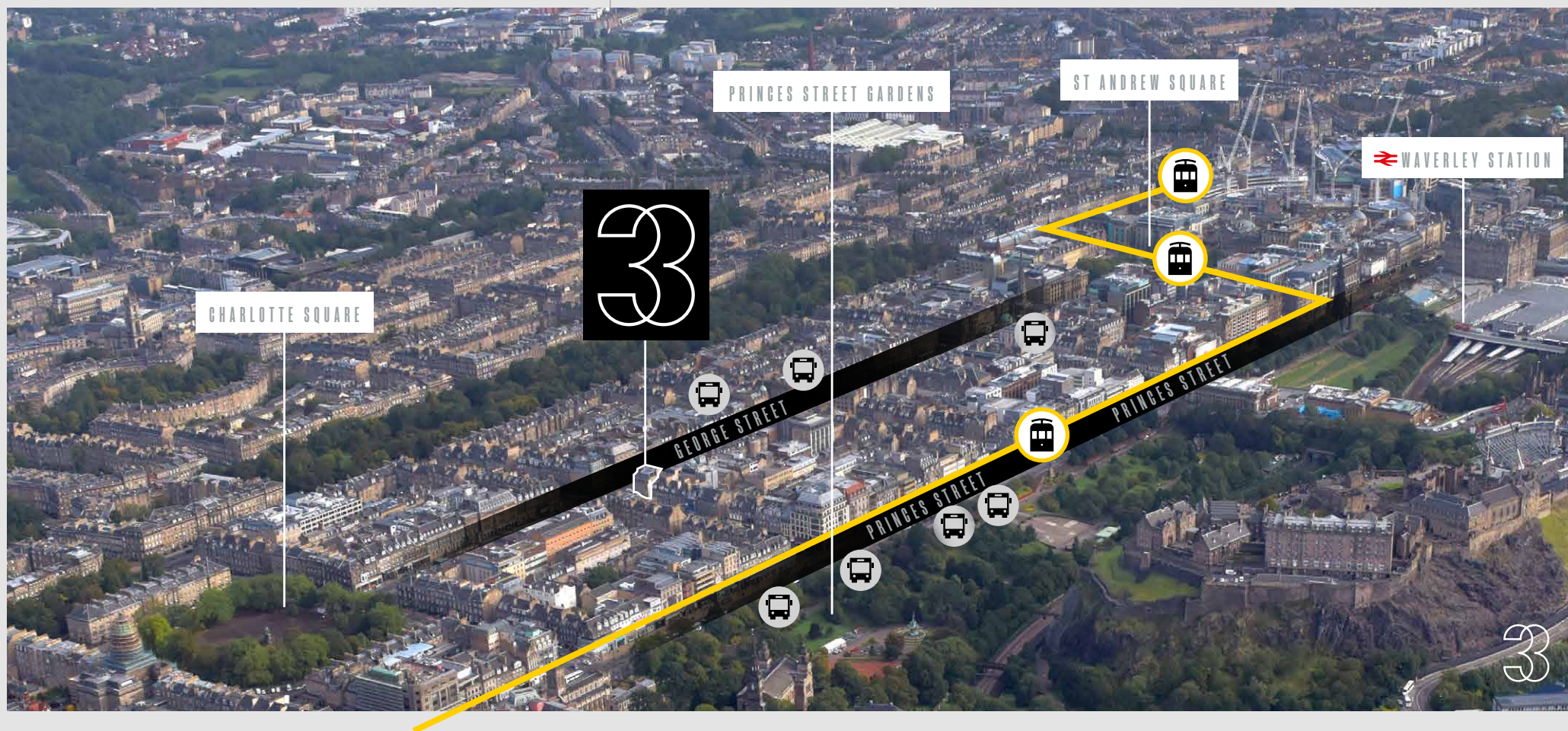
33 CASTLE STREET

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EDINBURGH
EH2 3DN

IN THE HEART OF EDINBURGH CITY CENTRE

The property is located on Castle Street in the heart of Edinburgh city centre. This location offers occupiers abundant amenities on their doorstep including Pret a Manger, Victor Hugo, Fazenda and Chaophraya rooftop restaurant and bar. The building is also a short walk from the new St James Centre development which upon completion will offer 1.7 million sq ft of exceptional retail and leisure facilities.

Castle Street is served by excellent public transport links with numerous bus services in proximity providing access across Edinburgh. There is a tram halt nearby on Princes Street and both Waverley railway station and Edinburgh bus station are within easy walking distance. Castle Street also benefits from a bicycle pickup and drop off point with parking for 20 bicycles.





HIGH QUALITY OPEN PLAN OFFICE

THIRD FLOOR
4,826 SQ FT



The third floor at 33 Castle Street has recently been refurbished to provide an exceptional open plan suite with views to George Street, Charlotte Square and north to Fife.

The specification includes raised access flooring, feature strip LED lighting and mechanical ventilation throughout. All M&E services are fully exposed which provides a striking contemporary look and feel. There are dedicated male, female and disabled WC and shower facilities accessed from within the suite. A passenger lift provides access to the floor.



GEORGE STREET

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LEASE TERMS

The subjects are available immediately on Full Repairing and Insuring terms for a period to be agreed.

LEGAL EXPENSES

Each party will be responsible for their own legal costs with the ingoing tenant being liable for Land and Buildings Transaction Tax (LBTT) and registration dues.

VAT

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

RATEABLE VALUE

The incoming occupier will be responsible for the payment of all local authority rates. Any enquiries regarding this should be made to the Lothian Joint Valuation Board on 0131 344 2500.

EPC

The floor has an EPC rating of "B". A copy of the certificate is available upon request.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references 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 purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. April 2020

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FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT LETTING AGENTS.

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