



To Let

Second Floor Office Suite
788 sq ft / 73.22 sq m

15 Hill Street

Edinburgh
EH2 3JP

- Grade A Listed Townhouse
- Prime city-centre location
- Recently refurbished with good levels of natural daylight
- Shower provision
- Extensive storage

LOCATION

Hill Street is situated in the heart of Edinburgh city-centre with direct access from Frederick Street and North Castle Street. George Street and Queen Street run parallel to Hill Street with Princes Street just a short walk away; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés. Chaophraya, Browns, Côte Brasserie, Badger & Co., Rabble and The Queens Arms are all within a few minutes' walk. Nearby office occupiers include Walter Scott & Partners, Institute of Directors, Cazenove Capital and Office Space Scotland.

There are several public transport links close by, including multiple bus routes and tram stops on Princes Street. Both train stations, Haymarket and Waverley, are also within walking distance.

DESCRIPTION

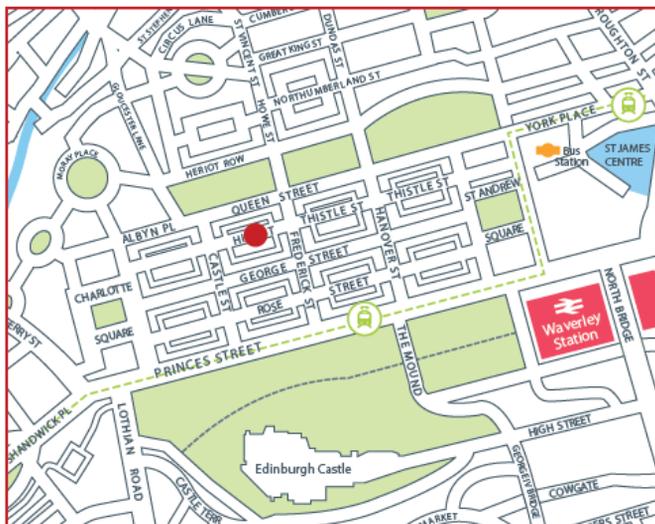
15 Hill Street is Grade A listed and is located within the New Town Conservation Area and the UNESCO World Heritage Site.

The property is a striking Georgian townhouse built by James Hill between 1788-94. 15 Hill Street provides cellular office accommodation over ground, first, second and third floors benefitting from original features including cornicing and plaster wall panels on the first floor. The traditional timber sash and case windows provide fantastic levels of natural light, which is emphasised by the good floor to ceiling heights.

ACCOMMODATION

The available space comprises the second floor with the following net internal area:

Floor	Area Sq Ft	Area Sq M
Second	788	73.22
Total	788	73.22



LEASE TERMS

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

RENT

On Application.

TENANT FIT OUT

The ingoing occupier will need to submit their plans for fit out to the Landlord for approval purposes.

VAT

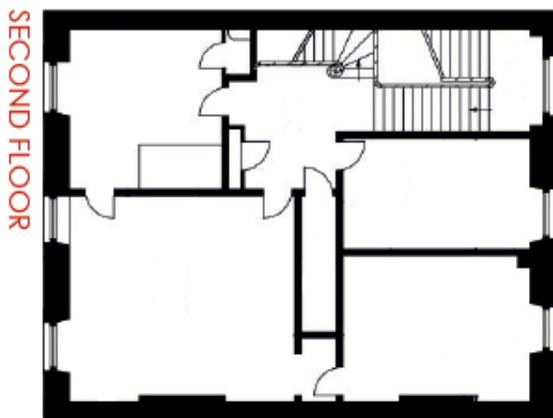
VAT will be charged on rent and service charge at the prevailing rate.

RATES

The premises have a current rateable value of:

Second floor - £9,200

Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.





AVAILABILITY

The property is available from 1st October 2022

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT as standard.

EPC

The property has an EPC rating of D.

VIEWING & FURTHER INFORMATION



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IMPORTANT NOTICE: CuthbertWhite Ltd for the Head Tenant 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 May 2022.

