

TO LET

Preliminary Details

OFFICE – GRADE A



Saltire Court, 20 Castle Terrace, Edinburgh, EH1 2EN

- Plug n Play
- Self-contained ground floor office accommodation
- Dedicated entrance from Cambridge Street
- High quality fit out in place
- NIA 195 sq m (2,104 sq ft)



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2 Castle Terrace, Edinburgh, EH1 2EL

SALTIRE COURT, 20 CASTLE TERRACE, EDINBURGH



Location

Saltire Court is located in Edinburgh's Exchange District, a short walk from the more traditional office locations of George Street and Charlotte Square in the Central Business District.

The suite's entrance is situated on Cambridge Street, adjacent to the main arterial route of Lothian Road and the West Approach Road. This location provides access to the city's bus service with stops on Lothian Road serving all areas of Edinburgh. Waverley and Haymarket train stations are within walking distance as is the west end tram halt on Shandwick Place.

Local occupiers include: Martin Currie, CMS, KPMG, Deloitte and Cairn Energy.

Description

The property comprises a self-contained ground floor, Grade A office within the larger office development known as Saltire Court.



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following Net Internal Areas:-

Description	Sq M	Sq Ft
GF	195	2,104

Lease Terms

The suite is available by way of a sub-lease or assignment. The client's preference being to assign the lease which runs from 18th February 2019 until 31st July 2027, with a break option on 10th February 2024.

Rateable Value

We have been informed by the Lothian Valuations Joint Board that the premises are entered into the valuation role as follows:

Office: £42,400

EPC

The property benefits from the following EPC rating: C

Entry

The accommodation is available for immediate occupation

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

Viewing and Further Information

Viewing of the property and any further information can be provided by the sole letting agent.

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