

TO LET

Office Suites



1 Rutland Square, Edinburgh, EH1 2AS

- Individual offices suites
- Main entrance ground floor office accommodation
- Views and access to Rutland Square gardens
- High quality finishes
- Suites available from 270 sq ft



0131 222 9601

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2 Castle Terrace, Edinburgh, EH1 2EL

1 RUTLAND SQUARE, EDINBURGH



Location

The subject premises are located on the east side of Rutland Square, on the junction with Rutland Street, within Edinburgh's West End business district located close to Princes Street.

Rutland Square is situated within the heart of Edinburgh's West End with a mixture of local and national occupiers utilising the surrounding office town houses.

This location provides access to the city's bus service with stops on Shandwick Place & 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: Gilson Gray LLP, The Royal Norwegian Consulate General, The Royal Incorporation of Architects in Scotland and Henderson Global Investors.

Description

The property comprises the ground floor of a four storey townhouse office. The neighbouring properties being given over to a mix of commercial and residential use. The ground floor office suites benefits from the following specification:-

- Own dedicated entrance
- Fibre provision to the suite
- Male and female toilets
- Kitchen/tea prep
- WC facilities
- Accommodation

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

Description	Sq M	(Sq Ft)
Office 1	35.33	(380.29)
Office 2	33.82	(364.04)
Office 3	26.15	(270.71)
Total	95.3	(1,015.04)

Lease Terms

The suite is available by way of a sub-lease or assignment. The client preference is to secure a tenant for all three suites for a minimum term of 24 months.

Rateable Value

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

Office (Room 1):	£6,800
Office (Room 2):	£6,500
Office (Room 3):	£5,400

EPC

The property benefits from the following EPC rating: to be assessed.

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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