

OFFICE SPACE

- > LOCATED IN THE HEART OF EDINBURGH'S WEST END
- > **SUITES AVAILABLE FROM 933 SQFT – 3,762 SQFT**
- > REFURBISHED TO HIGH STANDARD THROUGHOUT
- > **QUOTING RENT OF £18 PSF**
- > TOWNHOUSE WITH A MIX OF OPEN PLAN AND CELLULAR OFFICE ACCOMMODATION
- > BENEFITS FROM MEETING ROOMS, STORES & TEA PREPARATION FACILITIES
- > CENTRAL LOCATION IN CLOSE PROXIMITY TO STAFF AMENITIES & HAYMARKET TRAIN STATION

14 South Charlotte Street

TO LET

14 SOUTH CHARLOTTE STREET, EDINBURGH, EH2 4AX

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LOCATION

14 South Charlotte Street is situated within a prime city centre location on the east side of South Charlotte Street within Edinburgh's golden rectangle. Princes Street & George Street are in close proximity and Haymarket Train Station is within 10 minutes walking distance from the subjects.

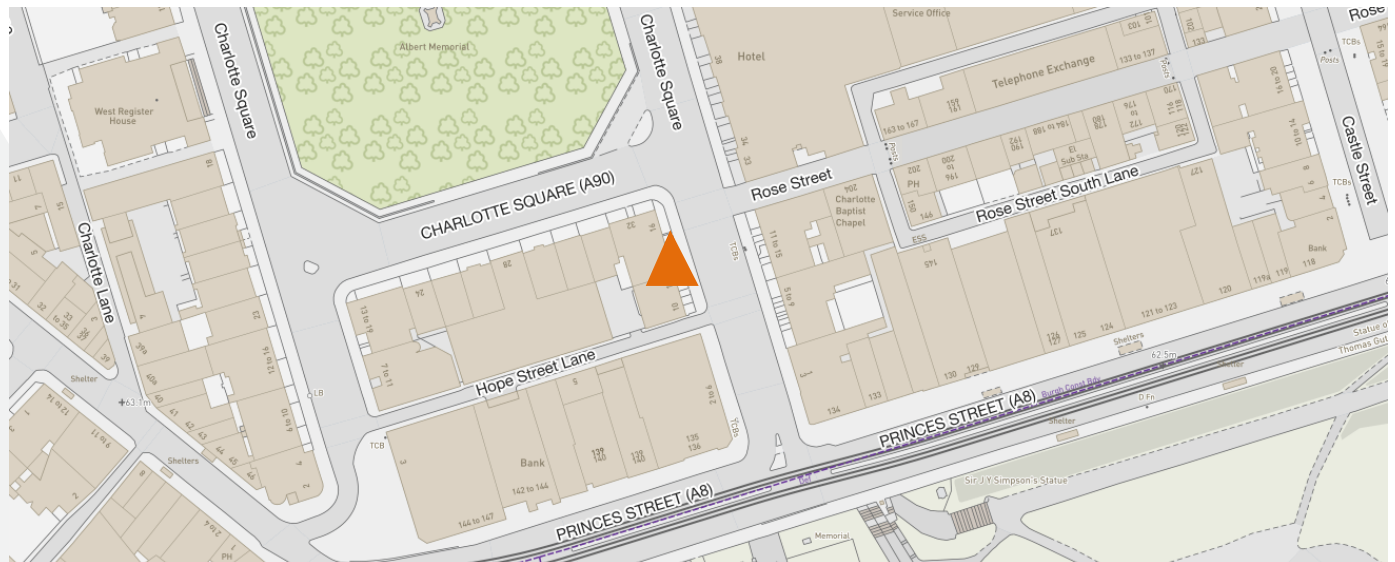
Situated within the heart of Edinburgh's West End, the property is located on a prominent stretch of South Charlotte Street which is a busy vehicular & pedestrian thoroughfare linking Queen Street, through Charlotte Square onto Lothian Road.

South Charlotte Street is well located just off Charlotte Square with nearby staff amenities including Pret a Manger, Whigham Wine Bar, and Tesco Express.

DESCRIPTION

The premises comprises a mid-terrace townhouse of traditional stone construction arranged over 5 floors. Internally, the property benefits from a mixture of open plan and cellular office space, with a variety of office suites, meeting rooms, storage cupboards, tea preparation areas, and W.C. facilities. Each floor has its own tea preparation & W.C. facilities.

The property is available as a whole or can be let on a floor by floor basis, excluding the lower ground floor. The property provides opportunities for requirements from 993 sqft to 3,762 sqft and is available immediately.



For further information or viewing arrangements please contact the joint agents:

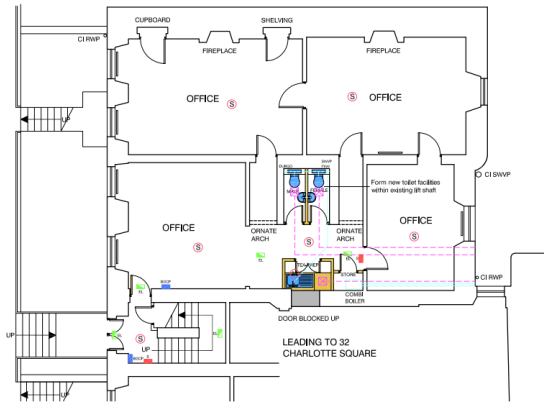
Shepherd Chartered Surveyors 12 Atholl Crescent, Edinburgh, EH3 8HA. Tel: 0131 225 1234

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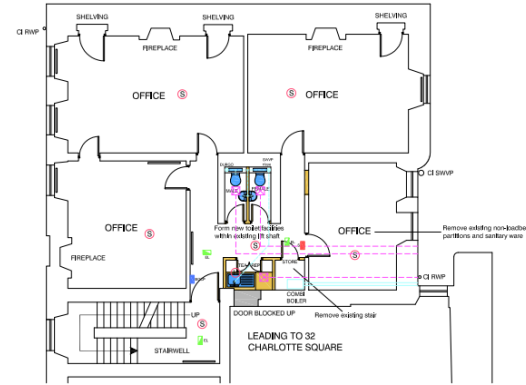
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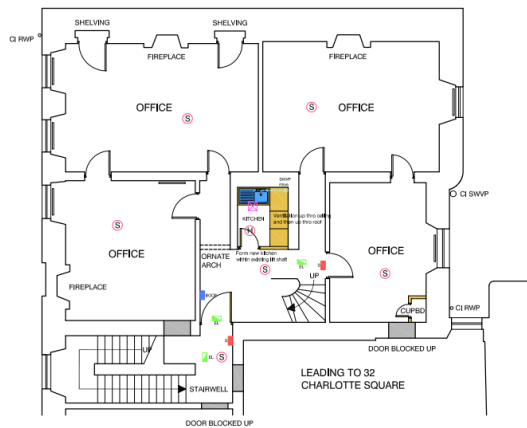
J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017.



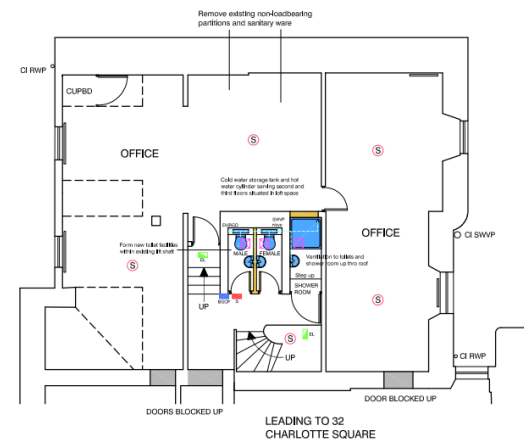
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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ACCOMMODATION	SqM	SqFt
Ground Floor	86.65	933
First Floor	93.29	1,004
Second Floor	87.81	945
Third Floor (mezzanine)	81.72	880
TOTAL	349.47	3,762

The areas above have been calculated on a net internal area basis in accordance with the RICS Property Measurement Professional Statement (Second Edition, January 2018) incorporating the International Property Measurement Standards.

RATEABLE VALUE

The subjects are entered into the valuation roll combined as £65,400 resulting in annual payable rates of approximately £32,569 if all suites were leased.

Separate suites/floors may fall under 100% rates relief scheme subject to tenant circumstances.

RENT

The subjects are being offered on a new FRI lease at the competitive quote rent of £18.00 psf.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction; however, the in-going tenant will be responsible for any LBTT, Registration Dues and any VAT incurred thereon.

EPC

Released on application.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT



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