

## OFFICE SPACE

- > LOCATED IN THE HEART OF EDINBURGH'S WEST END
- > **SUITES AVAILABLE FROM 1,004SQFT – 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.

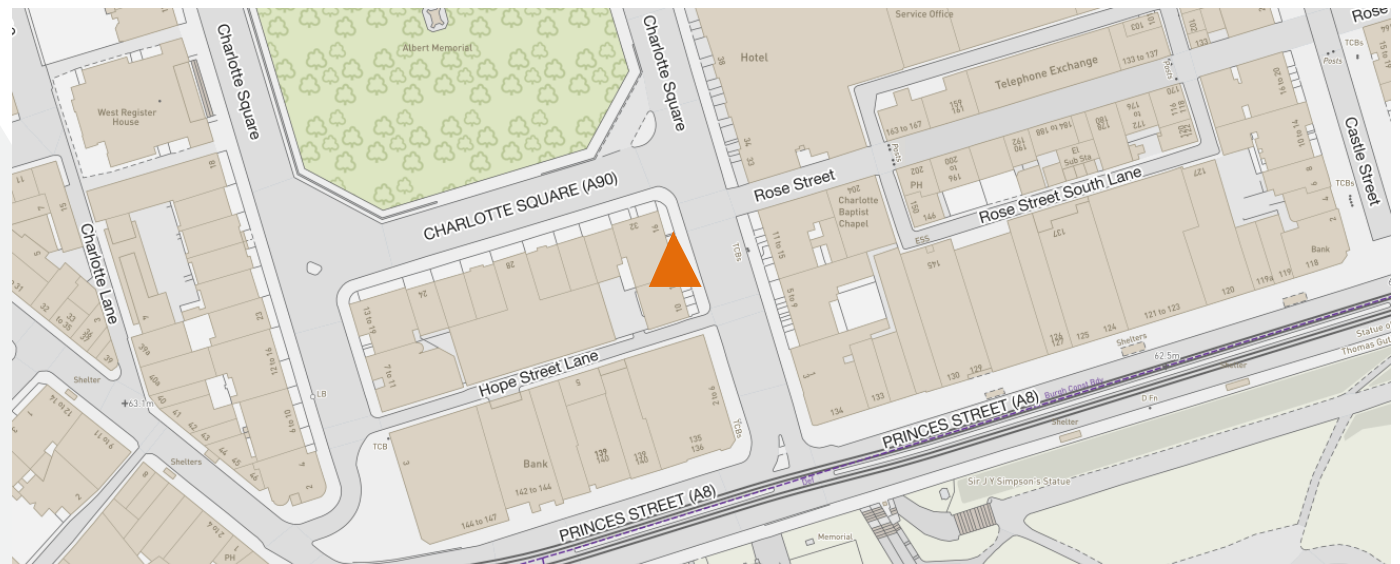
Situated within the heart of Edinburgh's West End, the property is located on a prominent stretch of South Charlotte Street which is a busy vehicular & pedestrian thoroughfare linking Queen Street, through Charlotte Square onto Lothian Road.

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 and ground floor. The property provides opportunities for requirements from 1,004 sqft to 3,762 sqft and is available immediately.



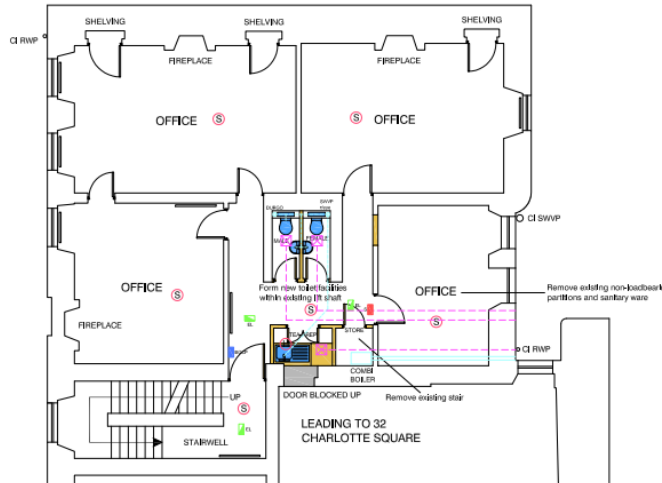
**For further information or viewing arrangements please contact the joint agents:**

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

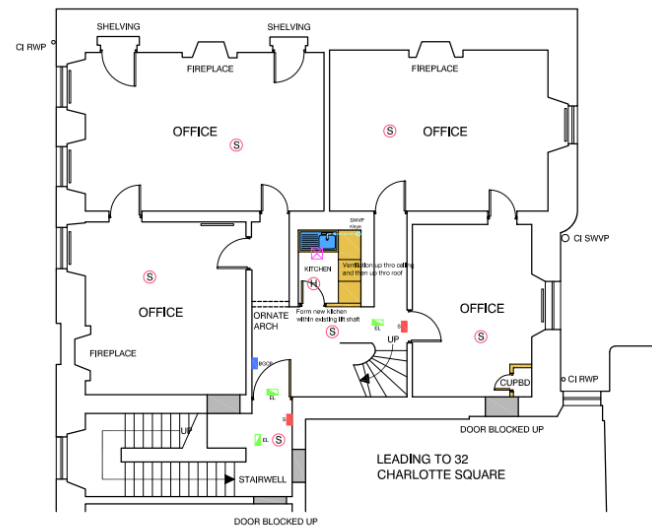
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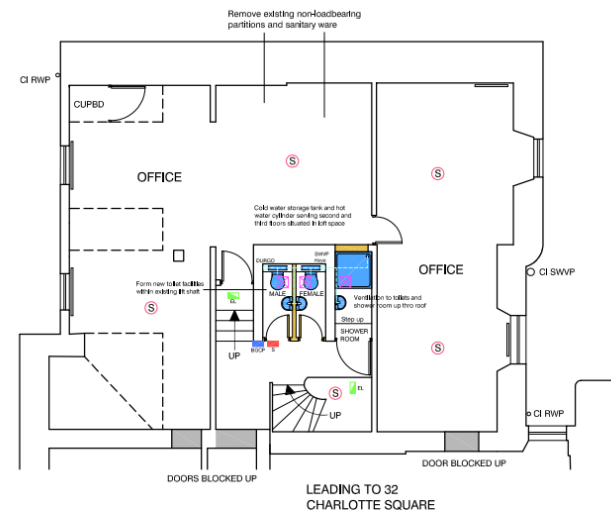




**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD FLOOR PLAN**

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ACCOMMODATION	SqM	SqFt
First Floor	93.29	1,004
Second Floor	87.81	945
Third Floor (mezzanine)	81.72	880
<b>TOTAL</b>	<b>349.47</b>	<b>3,762</b>

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

First Floor - £20,100 (rates payable of £9,668.10)

Second floor & Mezzanine – £27,500 (rates payable of £9,688.10)

Please note, a new owner or occupier of a commercial property has the right to appeal this rateable value within 4 months of the beginning of the tenancy.

### 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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