

Ryden.co.uk

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7 Exchange Crescent, Conference Square, Edinburgh EH3 8AN
Tel: 0131 225 6612

To Let Office



3rd Floor, 4 Hunter Square, Edinburgh, EH1 1QW

- 1,280 sq ft (118 sq m)
- Located in Edinburgh's Historic Old Town
- Recently refurbished

Viewing strictly by appointment
with sole agents:

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020 7436 1212

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0161 249 9778

LOCATION

The subjects are located in the heart of Edinburgh's historic old town and more specifically on Hunter Square, which is directly adjacent to the famous Royal Mile. The premises are in close proximity to a variety of forms of public transport which includes: Waverley train station, Airlink Bus Service and local bus services serving all areas of the city.

The location offers an eclectic mix of neighbouring occupiers including office, retail, bars, restaurants and hotels. Occupiers within the immediate vicinity include: Ibis Hotel, Civerinos Pizza, Starbucks and Frankie & Benny's.

DESCRIPTION

The subjects comprise 3rd floor office accommodation within a traditional Category B Listed building. The premises are predominantly open plan and benefit from the following specification;

- Designated Meeting Room
- Kitchen/Tea Prep Area
- Electric Storage Heaters
- Skylight
- Entryphone system
- Impressive Entrance Hall

ACCOMMODATION

The 3rd floor provides approximately 118 sq m (1,280 sq ft) of office accommodation on a Net Internal basis.

LEASE TERMS

The premises is available on Full Repairing and Insuring terms at an annual rental of £16,000 for a lease term to be agreed.

BUSINESS RATES

The current Rateable Value is £12,500. This results in a present annual Business Rates liability (2019/20) of £6,125. Subject to status an incoming tenant may be eligible for 100% relief from Business Rates via the current Small Business Bonus Scheme. Tenants to rely on their own enquiries via the local Assessor.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the energy performance certificate is available upon request.



LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction. In the normal manner, the ingoing tenant will be liable for any LBTT, Registration Dues and VAT thereon.

DATE OF ENTRY

The premises are available for immediate entry on conclusion of legal missives.

VAT

All figures quoted are exclusive of VAT, which will be payable at the prevailing rate.

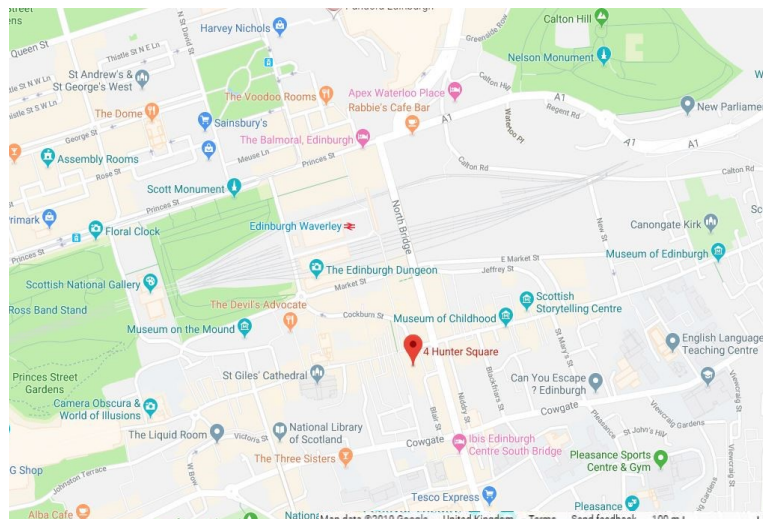
VIEWING

Strictly by appointment with the sole letting agents:

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