

# TO LET

## Self – contained office suite

### Ground Floor, Hobart House, 80 Hanover Street, Edinburgh, EH2 1EL

- 129.69 sq m (1,396 sq ft)
- Prominent city centre office location
- Country club style shower and changing facilities
- Secure underground car park
- Benefit of existing fit out

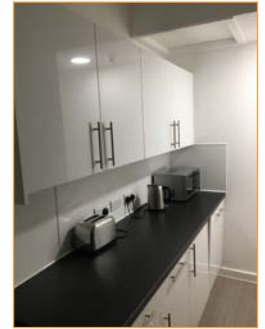


### Location

The suite is accessed from 80 Hanover Street and occupies a prestigious situation located within the heart of Edinburgh's central business district, known as "The Golden Rectangle". George Street is regarded as one of Edinburgh's most esteemed business addresses providing a thriving business setting. Located approximately 2 minutes' walk from Princes Street, Edinburgh's principal shopping thoroughfare, thereby providing immediate access to a wide range of shops, bars and restaurants.

The property is in close proximity to Waverley Railway Station, St Andrew Square Bus Station and the Edinburgh Tram with tram halts located on Princes Street and St Andrew Square.

Other occupiers in the vicinity include HSBC, F & C Asset Management and Standard Life Aberdeen. Occupiers within Hobart House include Gleeds, Aridhia, HSBC Bank, Sumerian, Trident Building Consultants and TLT Solicitors.



### Description

Hobart House comprises high quality open plan office accommodation arranged over five floors. The ground floor is accessible via the entrance to Hobart House, which has been recently upgraded to include a manned reception desk during working hours.

The suite benefits from the following key features:

- Shower facilities
- Male and female toilets
- Secure basement car parking
- Existing fit-out
- Secure bike racking system

### Accommodation

| Floor        | Sq m   | (Sq Ft) |
|--------------|--------|---------|
| Ground Floor | 129.69 | (1,396) |

### Rateable Value

We have been informed by the Lothian Valuation Joint Board that the premises are entered in the valuation roll for 2017 as follows:  
Office: £23,400

### EPC

The suite benefits from the following Energy Performance rating:  
E+

### Lease Terms

The accommodation is available on a new full repairing and insuring lease with flexible lease terms considered. Full details of the quoting rental and lease terms are available from the letting agent.

### Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

### Entry

The accommodation is available for immediate occupation.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### VAT

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

### Viewing

Strictly by appointment through the joint letting agents:

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