

Last
Remaining
Suite



To Let

108 Princes Street

Edinburgh

EH2 3AA

3,995 sq ft (371 sq m)



Location

108 Princes Street is located in the heart of Edinburgh's commercial centre on the north side of Princes Street between Castle Street and Frederick Street. This central position is only a short walk from Waverley Station and Edinburgh's main bus station, on the north east corner of St Andrew Square while there is a tram halt located 60 metres from the front Entrance.

108 Princes Street's prominent position directly opposite Edinburgh Castle provides a stunning outlook for prospective occupiers while the building is in an ideal location for staff to enjoy the numerous retail and leisure facilities located on George Street and Rose Street as well as Princes Street. A number of leading businesses are located close by including RICS, CBRE, Punter Southall, MBM Commercial, Grosvenor and Aberdeen Asset Management.

Description

108 Princes Street is a self-contained office building sitting directly above Next on Princes Street. The building benefits from its own secure, branded entrance from the street, leading into a newly refurbished, bright and spacious reception area.

The available suite is located on the third floor of the building and provides open plan office space benefiting from the following:

- Secure video door entry system
- Lift access
- New floor finishes within common areas
- Redecorated throughout the common areas
- Enhanced lighting within the entrance
- New windows along the Princes Street elevation

In addition the suite has been stripped back allowing for finishes to be tailored to meet specific occupier requirements. The intention is that the offices will benefit from:

- New floor finishes and redecoration throughout
- Perimeter trunking
- Refurbish existing air-conditioning cassettes
- New ceiling grid which will incorporate new LG7 lighting
- Dedicated WC facilities on each level (to be refurbished)
- Existing network cabling & comms areas
- Ability to deliver turn-key solutions

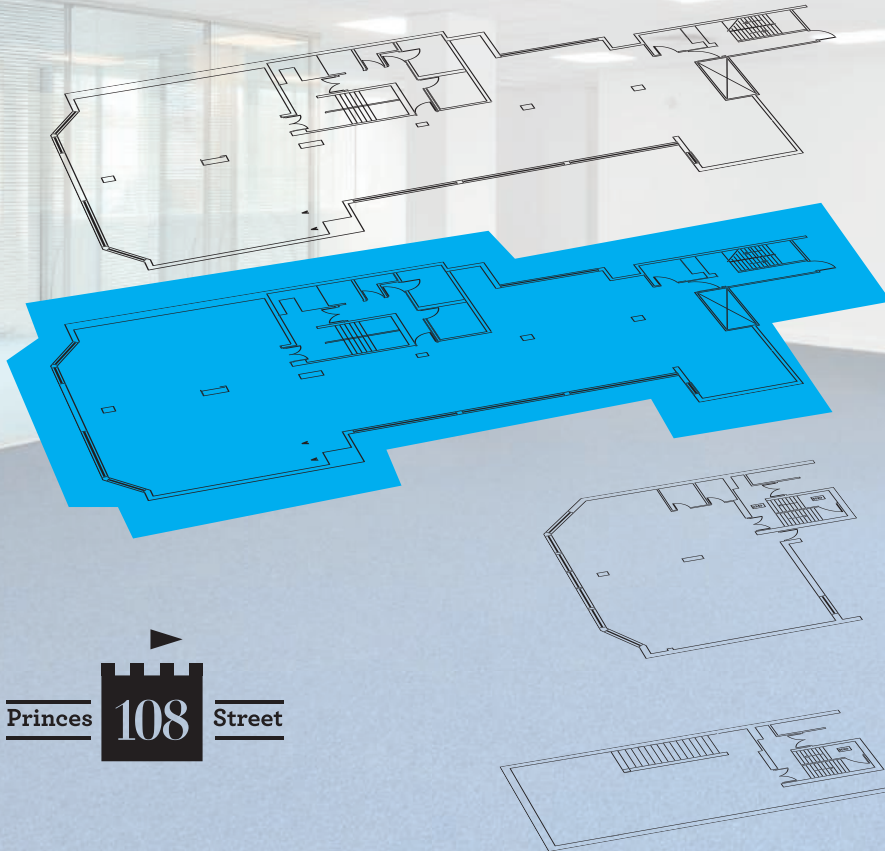
Occupiers and Places of Interest

- 1 Charlotte Square
- 2 Postcode Lottery
- 3 RBS
- 4 RICS Scotland
- 5 Browns
- 6 Tiger Lilly
- 7 Pagan Osborne
- 8 Punter Southall Group & CBRE
- 9 Edinburgh Castle
- 10 George Street
- 11 Bank of Montreal
- 12 Culverwell
- 13 Aberdeen Asset Mgt
- 14 Standard Life Investments
- 15 Waverley Station
- 16 St Andrew Square
- 17 Waverley Mall
- 18 Creative Scotland & NHS
- 19 City of Edinburgh Council
- 20 The Scottish Parliament



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following Net Internal Areas:



Fourth Floor

 sensewhere

Third Floor

3,995 sq ft 371 sq m

Second Floor

 SUBSURFACE
GLOBAL
CHALLENGE
THE FUTURE

Reception area

Princes **108** Street

Lease Terms

Our client, Next PLC hold a lease over the entire property until 28 February 2023. We are therefore looking to agree a sub-lease of the third floor for a period to be agreed and will consider lease flexibility as part of an agreement

Rateable Value

The suite will require to be reassessed on occupation. However, for guidance we understand the rates payable will likely be in the region of £8.90 per sq ft.

Service Charge

There is a service charge arrangement for the upkeep and maintenance of the common areas. This is currently running at circa £2.50 per sq ft. For the avoidance of doubt, the property will require to be reassessed.



Tailor the space to suit your needs





EPC

Given the suite requires to be refurbished we are currently reviewing the EPC rating. However, based on the refurbishments of the 2nd and 4th floors, we expect the suite will receive a 'C' rated EPC on completion of the works.

Rent

Rental information is available from the joint letting agents.

VAT

VAT will be applicable on the rent and all rent and costs quoted are exclusive of VAT.



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