

TO LET

PRESTIGIOUS WEST END OFFICE

8 Rutland Square, Edinburgh, EH1 2AS



- **Exclusive 2nd floor open plan office**
- **Offers over £13,500 per annum**
- **Six monthly rolling all-inclusive rent**
- **Premises extends to 41.79m² (450ft²)**
- **Office accommodates up to 7 desks**
- **Prestigious West End address in the heart of Edinburgh**
- **Car parking space available at £4,250 per annum**
- **Benefits from shared tea preparation facilities**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
12 Atholl Crescent
Edinburgh
EH3 8HA

Tel: 0131 225 1234

Contact:
Steven Clarke
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Emily Anderson
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www.shepherd.co.uk

LOCATION

The subject premises is located on the south side of Rutland Square, close to the junction with Rutland Street to the east within Edinburgh's West End business district located less than ¼ mile to the south west of Edinburgh City Centre. Rutland Square is located within the heart of Edinburgh's west end with a mixture of local and national occupiers utilising the surrounding office town houses.

DESCRIPTION

The subjects comprises an open plan office arranged over the part second floor of a six storey traditional mid terraced Georgian town house. Internally the subjects comprise an open plan flexible space providing high quality office accommodation with access to a shared tea preparation area and WC facilities. To the rear of the property there is one private car parking space available on request.

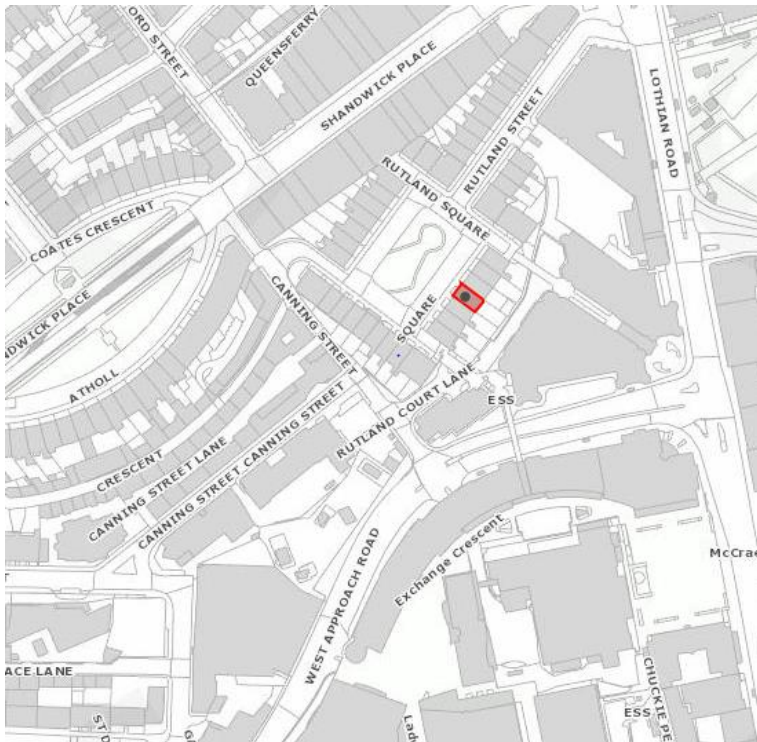
ACCOMMODATION

We calculate that the subjects net internal area extends to approximately;

Second Floor	41.79m ²	450ft ²
Total:	41.79m²	450ft²

RATEABLE VALUE

The subjects benefits from small business rates relief so subject to tenant situation, no rates will be payable. The quoting rent for the car parking space includes rent and rates payable.



LEASE TERMS

The subjects are offered on a six monthly rolling all-inclusive rent of £13,500 per annum.

VAT

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

EPC

Released on application.

LEGAL COSTS

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

VIEWINGS

By Appointment Only.

