



## 1<sup>st</sup> Floor

**1,072 – 3,803 sq ft**

**Quoting Rent: £POA**

### Property Description

26 Frederick Street forms part of a traditional Georgian terrace, providing office accommodation across three floors. The common areas are currently undergoing comprehensive refurbishment and upon completion will deliver a striking and contemporary arrival experience.

The available office accommodation on the 1<sup>st</sup> floor comprises two high quality self contained suites. Each suite provides a dedicated kitchen along with male and female toilet facilities.

Both suites are to be comprehensively refurbished when the existing tenants vacate and will deliver well configured space with contemporary finishes.

Floor	Size (Sq M)	Size (Sq Ft)
First (North)	253.71	2,731
First (South)	99.59	1,072
Total	353.3	3,803

For more information, please contact:

**Stewart McMillan**

+44 (0) 131 222 4547

stewart.mcmillan@cushwake.com

**Adam Watt**

+44 (0) 131 222 4587

adam.watt@cushwake.com

One Edinburgh Quay  
133 Fountainbridge  
Edinburgh EH3 9QG  
+44 (0) 131 222 4500

cushmanwakefield.com

### Location

The property is prominently situated on the west side of Frederick Street, between the intersections of George Street and Princes Street in the heart of Edinburgh's core city centre.

The central location provides easy access to an outstanding range of bars, cafes and restaurants within walking distance of the subject property including The Wee Restaurant, Queens Arms, Café Andaluz, Fazenda, Victor Hugo and Cairngorm Coffee.

Frederick Street is served by an excellent range of public transport links with numerous bus services in the proximity providing access across Edinburgh. There is a tram halt nearby on Princes Street and both Waverley railway station and Edinburgh bus station are within easy walking distance..

### Rateable Value

The incoming occupier will be responsible for the payment of all local authority rates.

The rateable value for the 1<sup>st</sup> floor North is £37,700 and £13,000 for the 1<sup>st</sup> floor South. Any enquiries regarding this should be made to the Lothian Joint Valuation Board on 0131 344 2500.

<https://www.lothian-vjb.gov.uk/>

### Energy Performance Certificate

The property has an EPC rating of "D". A copy of the certificate is available upon request.

### Plant & Equipment

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

### Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

