

TO LET

33 CASTLE ST. EDINBURGH EH2 3DN

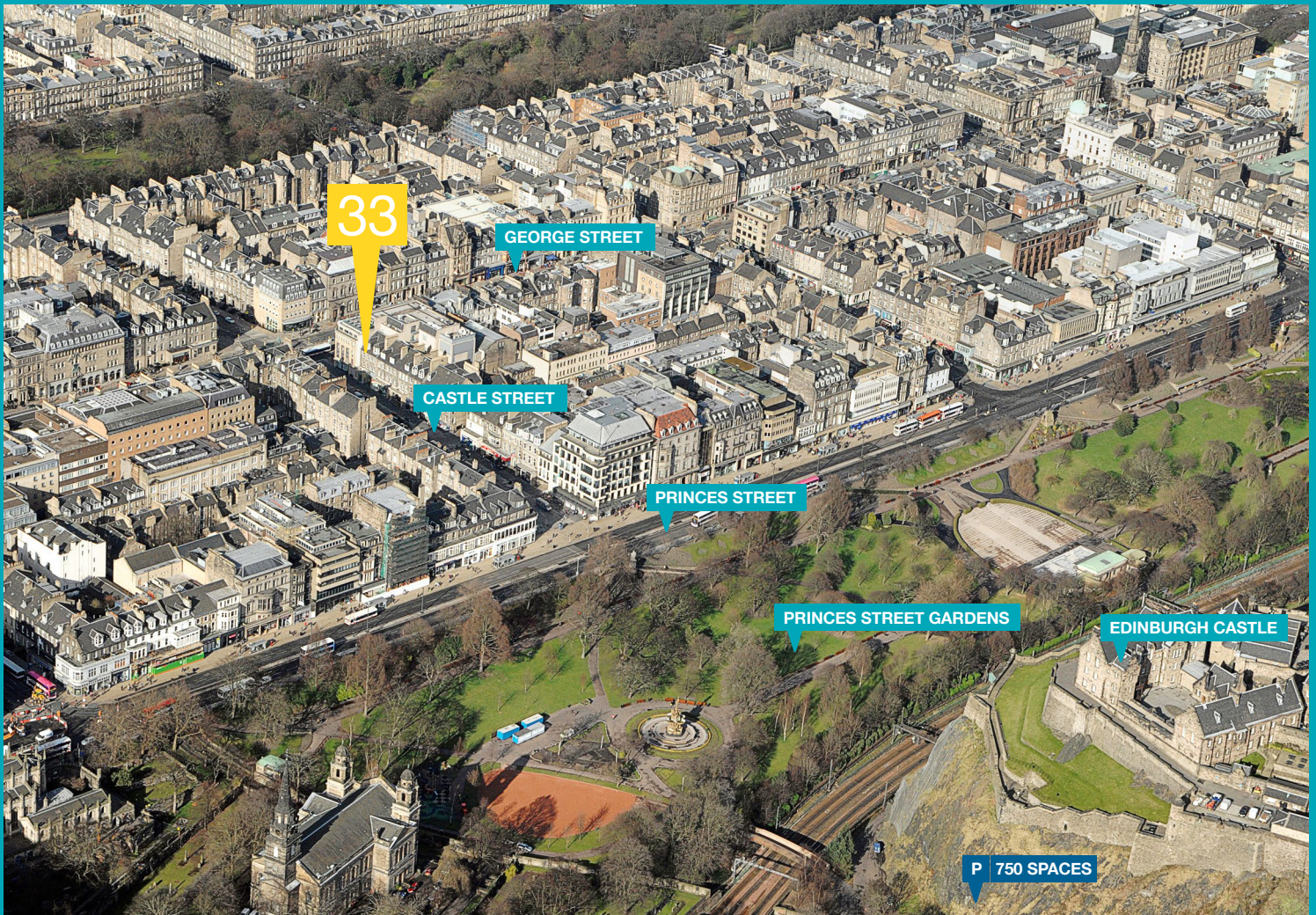
HIGH QUALITY OPEN PLAN OFFICE
IN A PROMINENT CITY CENTRE LOCATION

3RD FLOOR 458 SQ M (4,928 SQ FT)

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AVAILABLE EARLY 2020





LOCATION

The property is located on Castle Street in the heart of Edinburgh city centre. This location offers occupiers abundant amenities on their doorstep including Pret a Manger, Victor Hugo, Fazenda and Chaophraya rooftop restaurant and bar. Princes Street and George Street also provide tenants with a wide range of bars, restaurants and retail options.

There are an excellent range of hotels in the immediate vicinity including Tigerlily, Premier Inn, easyHotel and Kimpton Charlotte Square.

Castle Street is served by good 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.

ACCOMMODATION

The approximate net internal floor area is as follows:

3RD FLOOR	458 SQ M	4,928 SQ FT
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Extensive public car parking is available in close proximity to 33 Castle Street. Car parking options to lease are also available in the surrounding area.

DESCRIPTION

The suite will be available early 2020 following refurbishment. This will offer high quality open plan accommodation benefiting from contemporary features.

Alternatively, there may be the opportunity to retain the existing tenant fit-out including meeting rooms and kitchen facilities.

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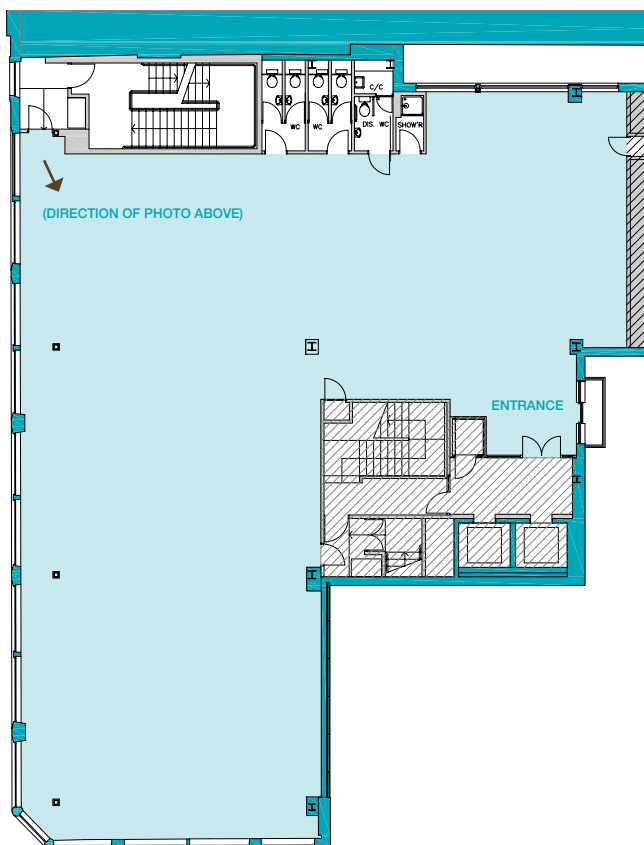


VIEW FROM 3RD FLOOR LOOKING NORTH



ILLUSTRATIVE OF PROPOSED REFURBISHMENT

3RD FLOOR PLAN



COMMON ENTRANCE AND LIFT LOBBY



LEASE TERM

New leases are available from the landlord.

PLANT & EQUIPMENT

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

LEGAL EXPENSES

Each party will be responsible for their own legal costs with the ingoing tenant being liable for Land and Buildings Transaction Tax (LBTT) and registration dues.

VAT

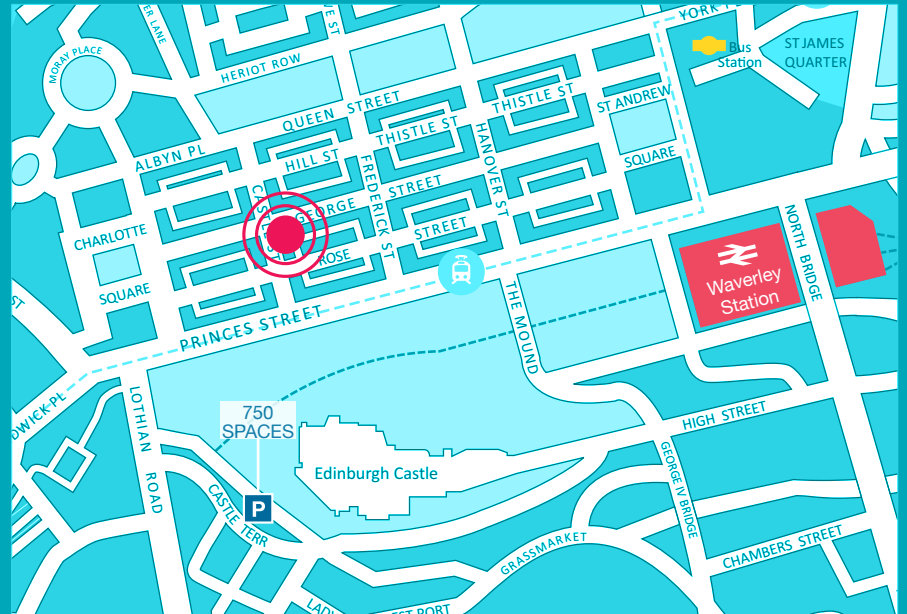
All rents, premium and service charges will be subject to VAT.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. The rateable value for the 1st floor is £94,100. Any enquiries regarding this should be made to the Lothian Joint Valuation Board on 0131 344 2500.

EPC

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



FURTHER INFORMATION

For further information please contact the joint letting agents.



Stewart McMillan
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Adam Watt
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Chris Cuthbert
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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. September 2019.