



Seven Castle Street
Edinburgh



Seven Castle Street
Edinburgh / EH2 3AH

To Let

Grade A office accommodation
in prestigious city centre location

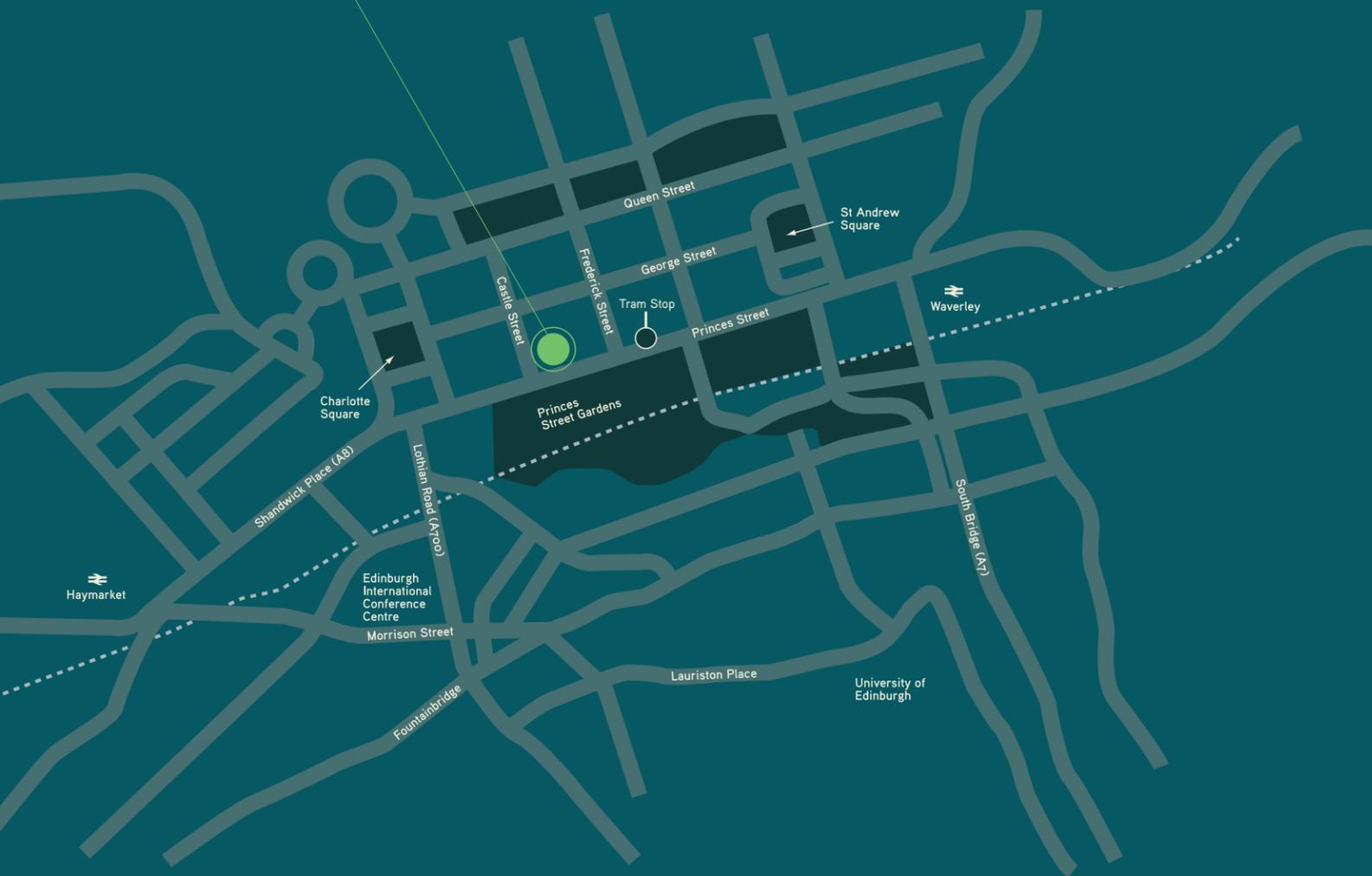
Space ranging from 1,601 sq ft (149 sq m) to
13,807 sq ft (1,283 sq m)

- Prime city centre location
- Excellent transport links
- Prominent refurbished entrance area
- Modern open plan accommodation
- Fully refurbished suites
- Manned reception
- Unrivalled views of Edinburgh Castle from south elevation

Location

The property is located on the corner of Castle Street and Princes Street in the heart of Edinburgh city centre. This location offers occupiers access to a significant number of amenities with a wide range of bars, restaurants and retail options within very close proximity. Commercial occupiers in the surrounding areas include HSBC, Vodafone and Pret A Manger. Other occupiers in the building include CBRE and Hays PLC.

The building is situated within short walking distance of Edinburgh's major bus routes with links to Edinburgh's International Airport. In addition, Edinburgh Waverley and Haymarket train stations are located within a ten minute walk. Edinburgh's tram system also offers a direct link to the airport, with the nearest stop being located minutes away, on Princes Street.





Specification

The available suites benefit from the following Grade A specification:

- Contemporary manned reception area
- 2 x 10 person passenger lifts
- Building Management System
- Metal raised access floor
- Displacement air-conditioning
- Metal suspended ceiling incorporating LED lighting
- Male and female toilets, including disabled facilities
- Shower facilities
- Bike racks
- Double glazing to front and rear elevations with openable panels to floor level facing onto Castle Street, which also provide access to a private balcony offering views of Edinburgh Castle.
- Integrated blind system on all windows

Accommodation

The premises have been measured in accordance with the RICS Property Measurement (1st Edition). The approximate net internal floor areas are as follows:

Floor	Area sq ft	Area sq m
1st Floor (East)	4,894	455
1st Floor (West)	1,601	149
3rd Floor (West)	1,914	178
4th Floor	5,398	502

First Floor



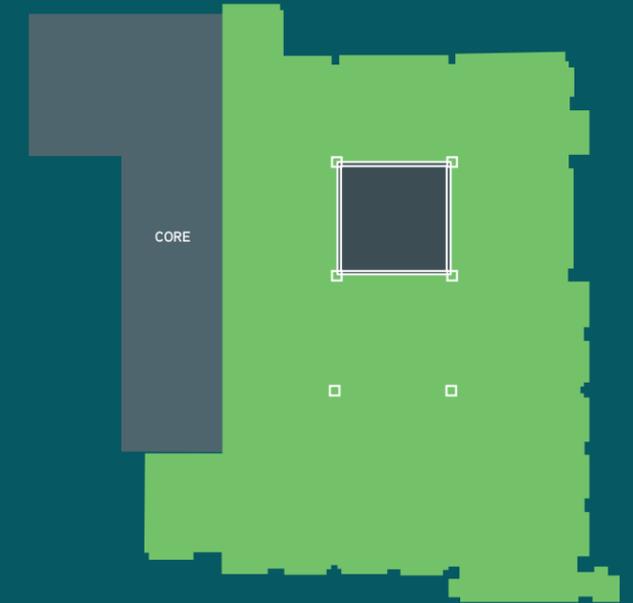
Floor Plans

Third Floor



Castle Street

Fourth Floor



Castle Street





Lease Terms

The suites are available on a new full repairing and insuring lease (FRI) terms for a period to be agreed between both parties.

Local Authority Rates

The incoming tenant will be responsible for the payment of Local Authority Rates.

It is recommended that interested parties contact Lothian Valuation Joint Board directly on:

+44 (0) 131 344 2500

EPC Rating

The building has an EPC rating of 'D'.

Legal Costs

Each party will be responsible for their own legal expenses in connection with any transaction. The incoming tenants will be responsible for LBTT, registration dues and VAT thereon incurred in connection with any transaction.

VAT

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

Viewing

For further information or to arrange a viewing please contact the sole letting agents:

Jeremy Tolley

Email: jtolley@savills.com

Tel: 0131 247 3745



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