

TO LET

Self - contained office suite

1st Floor, 66 Hanover Street, Edinburgh, EH2 1EL

- 126.50 sq m (1,362 sq ft)
- Newly refurbished
- Secure car parking
- Prestigious city centre office location



0131 222 9601

[Knight Frank.co.uk/edinburgh](https://www.knightfrank.co.uk/edinburgh)

2 Castle Terrace, Edinburgh, EH1 2EL

1ST FLOOR, 66 HANOVER STREET, EDINBURGH

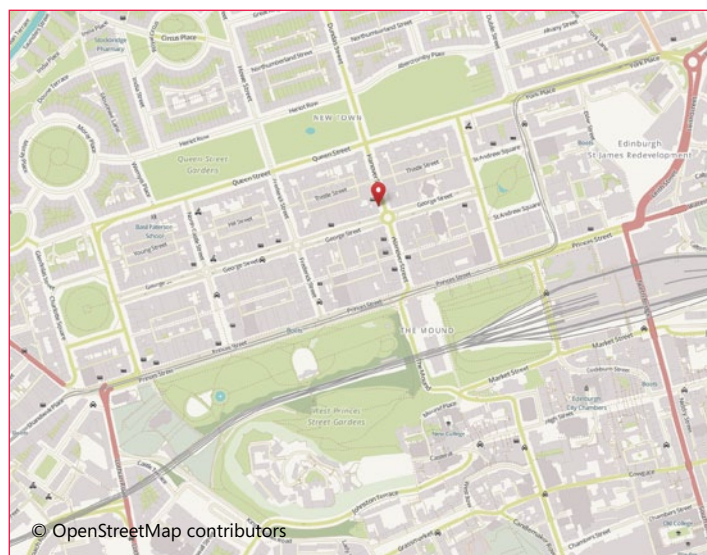


Location

The suite is accessed from 66 Hanover Street and occupies a prominent situation overlooking George Street within the heart of Edinburgh's central business district. George Street is regarded as one of Edinburgh's most prestigious business addresses providing a thriving business setting. Located approximately 2 minutes walk from Princes Street, Edinburgh's principal shopping thoroughfare, thereby providing immediate access to a wide range of shops, bars and restaurants.

The property is in close proximity to Waverley Railway Station, St Andrew Square Bus Station and the Edinburgh Tram with tram halts located on Princes Street and St Andrew Square.

Other occupiers in the vicinity include HSBC, F & C Asset Management and Standard Life Investments. Occupiers within Hobart House include Glees, HSBC Bank, Sumerian, Trident Building Consultants and TLT Solicitors.



Description

66 Hanover Street comprises a modern, multi-let office block arranged over 4 floors. The available accommodation comprises the 1st floor office suite accessed via a well presented ground floor entrance foyer benefiting from lift access.

- The suite benefits from the following key features:
- Perimeter trunking
- Male and female toilets
- Kitchen facilities
- Cellular space with large boardroom
- Passenger lift access to all floors
- Part suspended ceilings with recessed fluorescent lighting
- CAT 5 cabling

Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

Accommodation

The suite has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net lettable area:-

Floor	Sq m	(Sq ft)
1st Floor	126.50	(1,362)

Rateable Value

We have been informed by the Lothian Valuation Joint Board that the premises are entered in the valuation roll for 2017 as follows:
Office: £20,300

EPC

The suite benefits from the following Energy Performance rating: D

Lease Terms

The accommodation is available on a new full repairing and insuring lease with flexible lease terms considered. Full details of the quoting rental and lease terms are available from the letting agent.

Entry

The accommodation is available from Autumn 2017.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All prices, rents and premiums are quoted exclusive of VAT.

Viewing

Strictly by appointment through the sole letting agent:

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