

# TO LET

## Office

### PRELIMINARY DETAILS



## 1st & 2nd Floor Suites, 32 Charlotte Square, Edinburgh

- High quality city centre office suites
- Available floor by floor
- Prestigious office location
- Lift access
- N.I.A. 169.3 sq. m (1,822 sq ft)



0131 222 9601

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

2 Castle Terrace, Edinburgh, EH1 2EL

# 32 CHARLOTTE SQUARE, EDINBURGH



## Location

The subjects are located on the 1st and 2nd floors of 32 Charlotte Square, a refurbished townhouse which occupies a prominent corner position within Edinburgh's prestigious Charlotte Square Collection. Charlotte Square is a renowned business address and has proved popular in particular with Edinburgh's financial services community.

Charlotte Square is situated within close proximity of Princes Street, George Street and the West End and benefits from numerous high end shops, restaurants, cafes, hotels and transport links.

The property is served by numerous bus links and is within walking distance of Haymarket and Waverley train stations and a 5 minute walk from the West End tram halt on Shandwick Place making it an ideal location for occupiers commuting into the city centre.

Local occupiers include: Ruffer LLP, Cornelian Asset Managers, Dickson Minto and Murray Estates.

## Description

The property comprises a five storey refurbished townhouse with the available accommodation being located on the 1st and 2nd floors, providing good quality office accommodation in the form of large cellular rooms with views overlooking Charlotte Square Gardens and South Charlotte Street/Rose Street. Other occupiers in the building include Lomond Capital and Carlyle Associates.

The premises benefit from the following specification:-

- Lift access
- Suspended ceiling lighting
- Underfloor cabling
- WC provision on each floor
- Tea prep/kitchen facilities on each floor (larger separate kitchen at 2F)
- Secure access from street level and voice entry buzzer system

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following Net Internal Areas:-

Description	Sq M	(Sq Ft)
1F	83.1	(894)
2F	86.2	(928)
<b>Total</b>	<b>169.3</b>	<b>(1,822)</b>

## Lease Terms

The suite is available by way of a sub-lease or assignment. The client's preference being to assign the lease which runs from November 2019 until 31st October 2025, with a mutual break option on 31st October 2022.

## Rateable Value

We have been informed by the Lothian Valuations Joint Board that the premises are entered into the valuation role as follows:

Office (1F): £26,000

Office (2F): £23,800

## EPC

The property benefits from the following EPC rating: to be confirmed

## Entry

The accommodation is available for immediate occupation.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## VAT

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

## Viewing and Further Information

Viewing of the property and any further information can be provided by the sole letting agent.

Simon Capaldi  
simon.capaldi@knightfrank.com  
0131 222 9621

Charlotte Swearman  
charlotte.swearman@knightfrank.com  
0131 222 9630



@KFSScotlandComm



## 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).
2. **Photos etc:** Date of photographs taken 20/02/2020. Location map (c) OpenStreetMap. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.