

# TO LET

CITY CENTRE OFFICE  
112 SQM (1,203 SQ FT)

85 HANOVER STREET,  
EDINBURGH, EH2 1EE



- FLEXIBLE TERMS AVAILABLE
- CITY CENTRE LOCATION
- 3 LARGE ROOMS
- 1,203 SQ FT

## LOCATION

The subjects are located on Hanover Street just to the north of Queen Street. Within a 10 minute walk of the subjects are: Edinburgh Train Station, Princes Street Tram Halt and the Edinburgh Bus station, not to mention numerous bus stops serving Edinburgh's excellent bus network. The subjects are also ideally situated with all the benefits of a city centre location such as; hotels, bars, restaurants, gyms, parks etc.

## DESCRIPTION

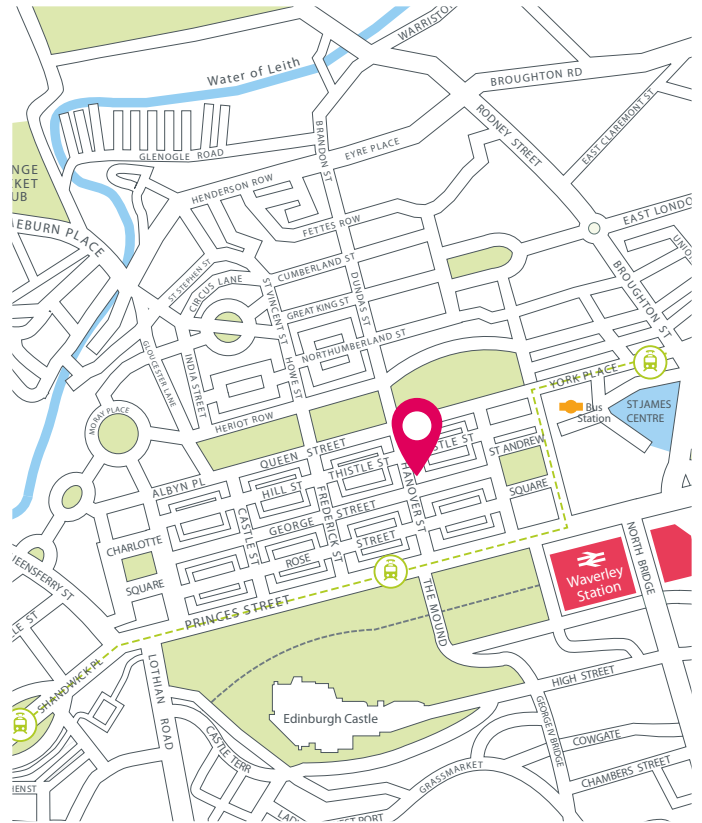
The subjects comprise of first floor cellular offices accessed from a shared stairway with a door entry system. The offices benefit from:

- Fast internet speed
- Electric heating
- Intruder alarm
- Good natural daylight and LG7 lighting
- Kitchen and WC facilities

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the net internal area extends to approximately:

First Floor	112 sq m	1,203 sq ft
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## LEGAL COSTS

Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, stamp duty land tax and any other expenses.

## VAT

The property is not VAT elected as such VAT will not be chargeable on the rent.

## ENTRY

Entry with vacant possession can be given on conclusion of legal formalities.

## VIEWING & FURTHER INFORMATION

By contacting the sole agents:

**Angus Thomson MRICS**  
angus.thomson@ftlinden.com

**John Morton MRICS**  
john.morton@ftlinden.com

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## LEASE TERMS

Our clients lease expires in May 2023. They can assign/sub-let the existing lease and the landlord is willing to grant a new lease.

## RENT

The passing rent is £25,000 per annum. VAT is not applicable to the rent.

## RATEABLE VALUE

We have been advised by the Local Assessors that the subjects have the three main office rooms assessed separately with current rateable value of:

1F2/3:	£4,700
1F2/1:	£7,500
1F2/2:	£3,500