



TO LET

- > **2 OFFICE SUITES**
- > **EXCELLENT CENTRAL LOCATION**
- > **EACH 625 SQ FT OR TOTAL OF 1,250 SQ FT**
- > **REFURBISHED**
- > **FLEXIBLE TERMS AVAILABLE**

Location

Situated in the heart of Edinburgh's City Centre, Rose Street Lane South is located between South Charlotte Street and Castle Street. The subjects are within close proximity of both Edinburgh's Exchange Office District and other prime office locations of Charlotte Square and George Street.

Haymarket and Waverley mainline rail stations are within ten minutes walking distance and the surrounding area is well serviced by the bus and Tram networks. Princes Street and George Street are also within a two minute walk providing a range of high quality shops and restaurants.

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Description

The subjects comprise of the first and second floors of a townhouse. There is a common stair which leads to both office suites. The accommodation offers an open plan layout with an ancillary meeting room and excellent natural daylight.

The offices benefit from:

- Gas fired heating
- Intruder alarm
- Good natural daylight
- Pendant and strip lighting
- WC facilities
- Tea prep facilities

Accommodation

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

	SQ M	SQ FT
First Floor	58	625
Second Floor	58	625
TOTAL	112	1,250

Lease Terms

Our clients are seeking to let this property on an internal repairing and insuring lease for a term to be agreed.

Rent

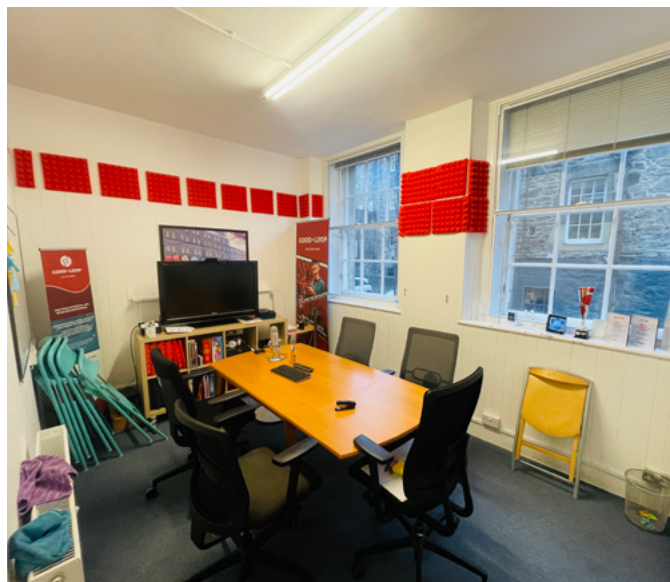
Available on request.

Rateable Value

We have been advised by the Local Assessors that the subjects have a current rateable values of:

127 Rose Street South Lane	
First Floor	£6,800
Second Floor	£6,600

As such subject to status, an ingoing occupier of one or both floors may be eligible for up to 100% Small Business Rates



Relief.

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

VAT is not charged on the rent.

Entry

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



Viewing & Further Information

By contacting the sole agents:

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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 employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. April 2023

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