



# TO LET

- > **CITY CENTRE OFFICE**
- > **123 SQM (1,324 SQ FT)**
- > **REFUBISHED BUILDING**
- > **SHOWER FACILITIES**

## Location

The subjects are located on Hanover Street between George and Princes 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.

[Find on Google](#) →

**Ideally situated with  
all the benefits of a  
city centre location**

[www.ftlinden.com](http://www.ftlinden.com)

## Description

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

- Fast internet speed
- Gas heating
- Air conditioning
- Good natural daylight and LG7 and LED lighting
- Kitchen and WC facilities
- Shower facilities
- EPC: E+
- Common parts undergoing extensive refurbishment

## Accommodation

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

Floor	SQ M	SQ FT
First	123	1,324

## Lease Terms

Available on a new Full Repairing and Insuring Lease.

## Rent

Available on request.

## Rateable Value

We have been advised by the Local Assessors that the subjects have a current rateable value of: £26,600. This provides an annual rates bill in the region of £13,246.

## Legal Costs

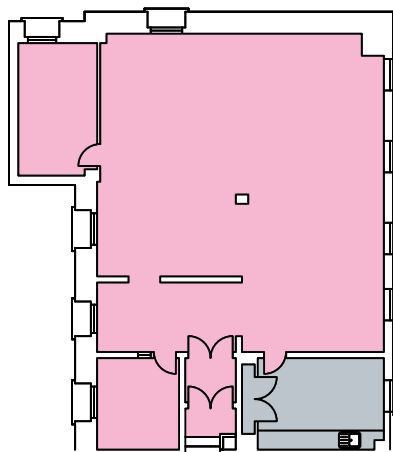
Each party shall be responsible for their own reasonable incurred costs; however the ingoing party shall be responsible for any registration dues, stamp duty land tax and any other expenses.

## 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.



Office  
Kitchen

## Viewing & Further Information

By contacting the sole agents:

**FT Linden Ltd**  
28 Stafford Street  
Edinburgh  
EH3 7BD

T 0131 226 6287  
[www.ftlinden.com](http://www.ftlinden.com)

**Angus Thomson MRICS**  
E [angus.thomson@ftlinden.com](mailto:angus.thomson@ftlinden.com)

**John Morton MRICS**  
E [john.morton@ftlinden.com](mailto:john.morton@ftlinden.com)

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. **June 2023**

Designed by [thefifthhouse.co.uk](http://thefifthhouse.co.uk)