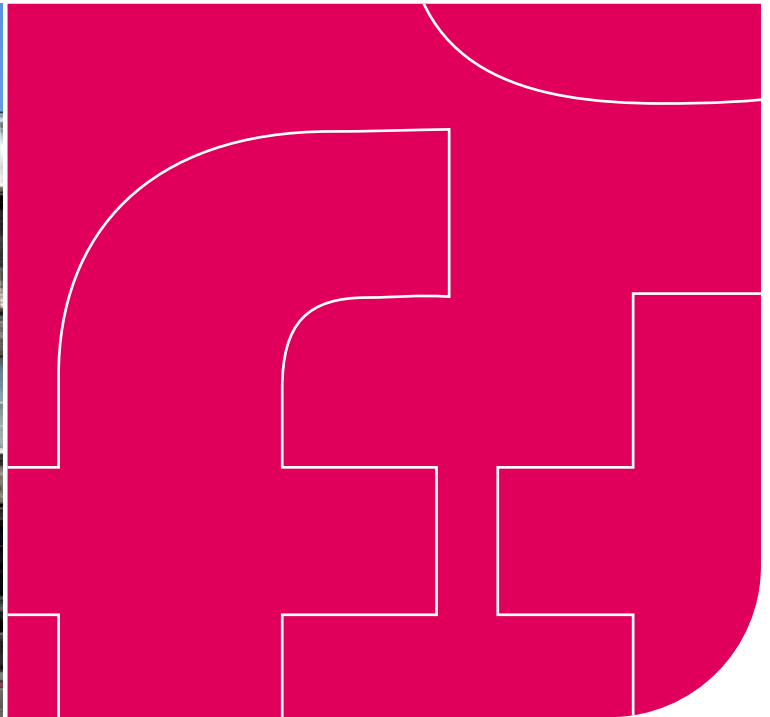




TO LET

- > **PRIME EDINBURGH CITY CENTRE
OFFICE WITH OWN FRONT DOOR PROMINENT
LOCATION IN THE HEART OF EDINBURGH'S
GOLDEN TRIANGLE**
- > **HIGH QUALITY SPACE
ARRANGED OVER 3 LEVELS**
- > **147.74 SQM / 1,590 SQFT**
- > **SUITABLE FOR A RANGE OF OCCUPIERS**

Location

Edinburgh, a UNESCO world heritage city, and Scotland's capital city is located approximately 400 miles north of London and 45 miles east of Glasgow. It is a key political, legal and judicial centre and is the second largest financial centre in the UK. The city has a population of approximately 525,000 and a regional catchment of around 1.6 million people. Edinburgh has a diverse economy with more FTSE 100 companies located there than any other city in the UK, outside of London.

Edinburgh has a booming tourist industry and has one of the fastest growing airports in the UK. It is Scotland's largest with over 200 direct routes including North America, Canada, Middle East, China and throughout Europe.

More specifically, the property is located on the western side of North Castle Street, in the heart of Edinburgh's Golden Rectangle. There are an excellent range of nearby occupiers including numerous bars, restaurants and retail.

The property is served by excellent public transport options with bus links to all parts of the city in close proximity. Waverley Station and the tram link are also within a short walk.

Description

58 North Castle Street comprises a Grade A listed townhouse office arranged over basement, ground and first floor. The property, which retains many original features and is in very good condition benefits from:

-  Category 5 data cabling
-  LED lighting
-  Gas central heating
-  Male / female WCs
-  Tea prep areas
-  Dedicated meeting rooms

Find on Google →

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we estimate the Net Internal Area to be as follows:

SQ M	SQ FT
147.74	1,590

Lease Terms

The property is available on full repairing and insuring terms for a minimum of 5 years.

Rent

Available on Request

Rateable Value

The rateable value for the subjects is £20,600 per annum, although any ingoing occupier will be entitled to appeal this figure.

EPC

Can be provided to interested parties.

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

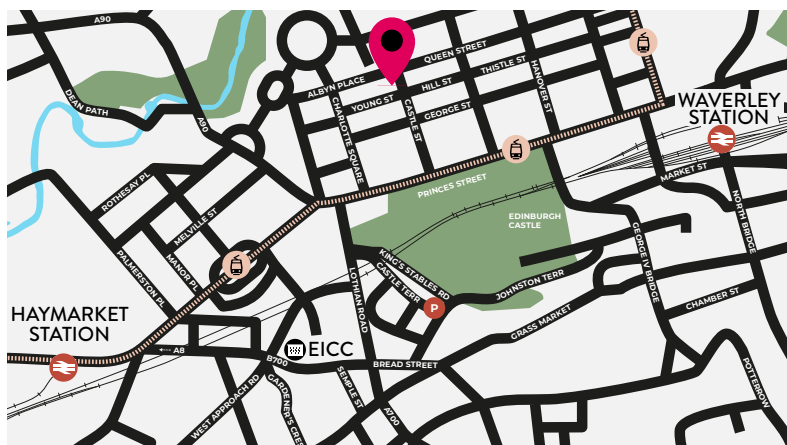
All prices are quoted exclusive of VAT.

Entry

Entry with vacant possession can be given from 1 December 2025.

ANTI-MONEY LAUNDERING

To comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.



Viewing & Further Information

By contacting the sole agents:

FT Linden Ltd
28 Stafford Street
Edinburgh
EH3 7BD

T 0131 226 6287
www.ftlinden.com

John Morton MRICS
E john.morton@ftlinden.com

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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. **July 2025.**

www.ftlinden.com

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