TO LET
OFFICE

GRAHAM SIBBALD



23 (3F) Castle Street, Edinburgh, EH2 3DN

- 2nd + 3rd floor office accommodation in prime city centre location
- Situated between George St and Princes St
- Well maintained compartmentalised accommodation
- NIA: 50.16 Sq M (540 Sqft) to 117.92 Sqm (1268 Sqft)
- Car spaces available by separate negotiation
- Rent available on request

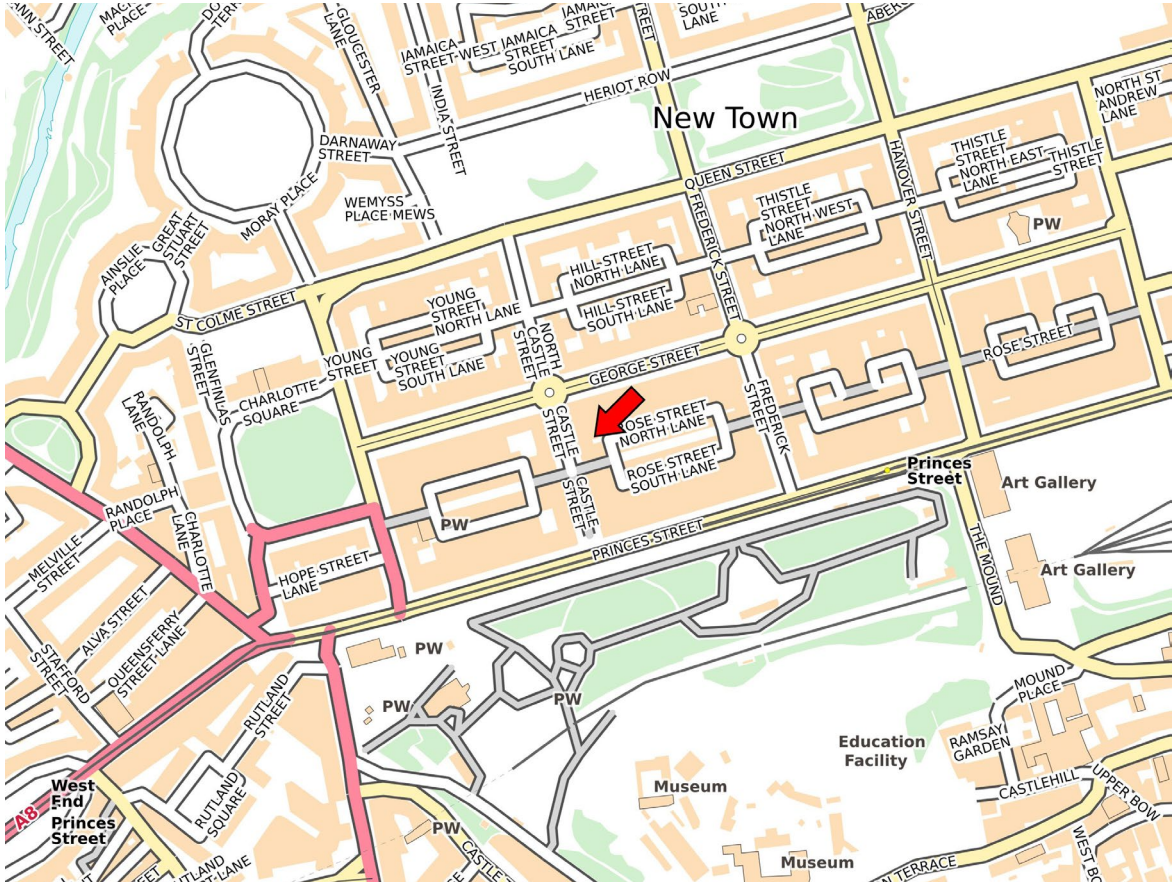
LOCATION

23 Castle Street is located within the heart of Edinburgh's City Centre linking Princes St with George Street, lying in the shadow of Edinburgh Castle.

More specifically the subjects are situated on the East side of Castle Street with the access being between Pret a Manger and The Treasure Trove.

The street comprises a great mixture of restaurants, bars, cafes retail units and hotels as well a host of other office occupiers.

The property can be seen more specifically on the appended plan.



DESCRIPTION

Replace all description with

The subjects form a 2nd & 3rd floor office suites as part of a traditional 3 storey category B listed townhouse constructed by way of stone and surmounted by a pitched and slate roof.

Internally the second floor is laid out to provide a well-presented compartmentalised office, with 3 rooms as well as a w/c and tea preparation area and further ancillary storage

The third floor also comprises 3 rooms with w/c and tea preparation area.

Natural light is afforded into the units by way of timber framed sash and case windows or by dormer style windows dependent on level.

Artificial light is provided by a mixture of LED lighting and fluorescent strip, with the office due to undergo a light refurbishment in early course.

Car parking spaces can be made available by way of separate negotiation.

ACCOMMODATION

We have measured in accordance with the RICS code of measuring practice 6th edtion on a Net Internal Area basis:

Floor:	Sq M	SqFt
2nd Floor	50.18	540
3rd Floor	67.64	728
Total	**117.82**	**1268**



EPC

A copy of the Energy Performance Certificate (EPC) can be made available upon request.

RENT

Rent available upon request.

RATEABLE VALUE

With reference to the Scottish Assessors Association website, we note the current rateable value is £10,600 for the 2nd floor and £6,700 for the 3rd floor.

Therefore, any prospective tenant could benefit from 100% rates relief in line with the small business bonus scheme on individual suite lettings.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction.

To arrange a viewing please contact:



ROSS CHINNERY
Director
ross.chinnery@g-s.co.uk
07584 061 146



CORANN HENDERSON
Surveyor
corann.henderson@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: November 2026

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Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.