

To Let

Attractive office accommodation in prominent City Centre location - Available Now.

- Quality Refurbished Workspace in Edinburgh's Golden Rectangle
- Excellent amenities and transport links nearby
- Traditional property with original period features
- Available now

44 Hanover Street

Edinburgh, EH2 2DR

1,115 sq ft

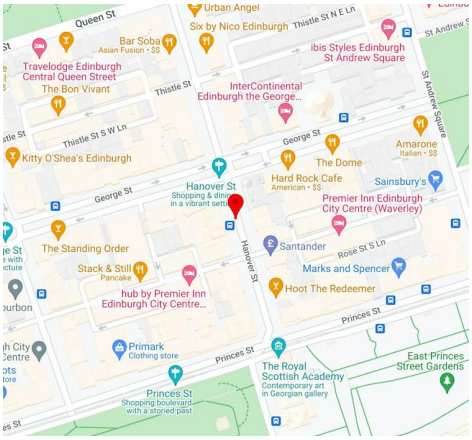
103.59 sq m

Reference: #27458

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Summary

Available Size	1,115 sq ft / 103.59 sq m
Rent	£20 per sq ft
Rates Payable	£5.65 per sq ft Small business rate relief (100% relief) is applicable if the rateable value is less than £15,000 and your business only uses one property.
EPC	C (37)

Description

Hanover Street is an attractive Category B Listed property with retail and restaurants on the Ground and Lower Ground floors, and offices on the upper three storeys. The property has recently undergone a comprehensive refurbishment, including upgrades to the common areas and the office accommodation itself. The suite now benefits from new Amtico flooring, new carpets and redecoration throughout, whilst retaining a number of attractive original period features and an abundance of natural light.

Internally, the suite provides a welcoming entrance area with four private offices arranged off a central circulation space, making it well suited to a range of occupiers seeking a characterful city centre office.

Location

44 Hanover Street occupies a prime position between George Street and Rose Street within Edinburgh's prestigious Golden Rectangle.

The property benefits from immediate access to an extensive range of cafés, restaurants, bars, hotels and retail amenities, including the nearby St James Quarter.

The building is exceptionally well connected, with Edinburgh Waverley Station located within a short walk, Edinburgh Bus Station close by, and tram services available on Princes Street providing direct connectivity across the city, Edinburgh Airport and Leith

Accommodation

Description	Size	Rent	Rates Payable
Second Floor Suite	1,115 sq ft	£20 /sq ft	£5.65 /sq ft

Specification

The suites benefit from the following attributes:

- Fully refurbished office suite and common parts
- Excellent natural daylight
- Gas fired central heating
- Secure door entry system
- Tea preps and WCs

Viewings

Viewing is highly recommend and available via the agents

Terms

The accommodation is available by way of new lease on Full Repairing and Insuring (FRI) terms.

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