

TO LET

Scotiabank House
6 South Charlotte Street
Edinburgh EH2 4AW

- ▶ Open plan office accommodation
- ▶ Prominent city centre location
- ▶ Available Q4 2026
- ▶ 1,610 - 7,252 sq ft (150 - 674 sq m)



LOCATION

Scotiabank House is located in Edinburgh city centre's west end. Situated just off Charlotte Square, South Charlotte Street provides an excellent location due to its close proximity to a range of amenities on Princes Street, George Street and Lothian Road.

The subjects benefit from numerous bus services nearby, and is only a 3-minute walk away from the West End tram stop. Haymarket railway station is also within a short walking distance.

Nearby occupiers and amenities include **Peoples Postcode Lottery**, **Smart Work Solutions**, **Hampden Bank**, **Booking.com** and **Kilteam Partners**.

DESCRIPTION

The premises benefit from the following specification:

- Suspended ceiling
- LED lighting
- Underfloor trunking (1st floor)
- Perimeter trunking (4th and 5th floors)
- Double glazed windows
- Air conditioning (1st and 5th floors)
- Gas fired central heating
- WC facilities throughout
- Lift access

ACCOMMODATION

The premises extend to the following approximate net internal floor areas:

FIFTH FLOOR	2,708 SQ FT	251.6 SQ M
FOURTH FLOOR	2,934 SQ FT	272.6 SQ M
FIRST FLOOR	1,610 SQ FT	149.6 SQ M
TOTAL	7,252 SQ FT	673.7 SQ M

LEASE

The subjects are available on the basis of a new full repairing and insuring lease. Quoting terms available on request from the sole letting agent.

RATING

We have been verbally advised by the Rates Authority that the rateable values of the subjects with effect from 1 April 2026 are:

	Rateable Value	Rates Payable
FIRST FLOOR	£40,700	£19,577
FOURTH FLOOR	£71,000	£37,985
FIRST FLOOR	£67,300	£36,006

(Each new occupier has the right of appeal against this figure).

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

DATE OF ENTRY

By arrangement.

AML REGULATIONS

Under HMRC and RICS regulations and The Proceeds of Crime Act 2002, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers/tenants and vendors/landlords involved in a transaction. As such, personal and/or detailed financial and corporate information may be required before any transaction can conclude.

LEGAL COSTS

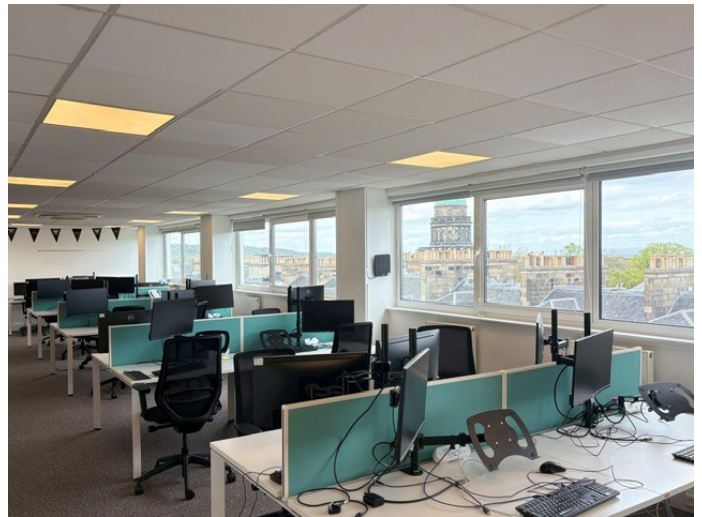
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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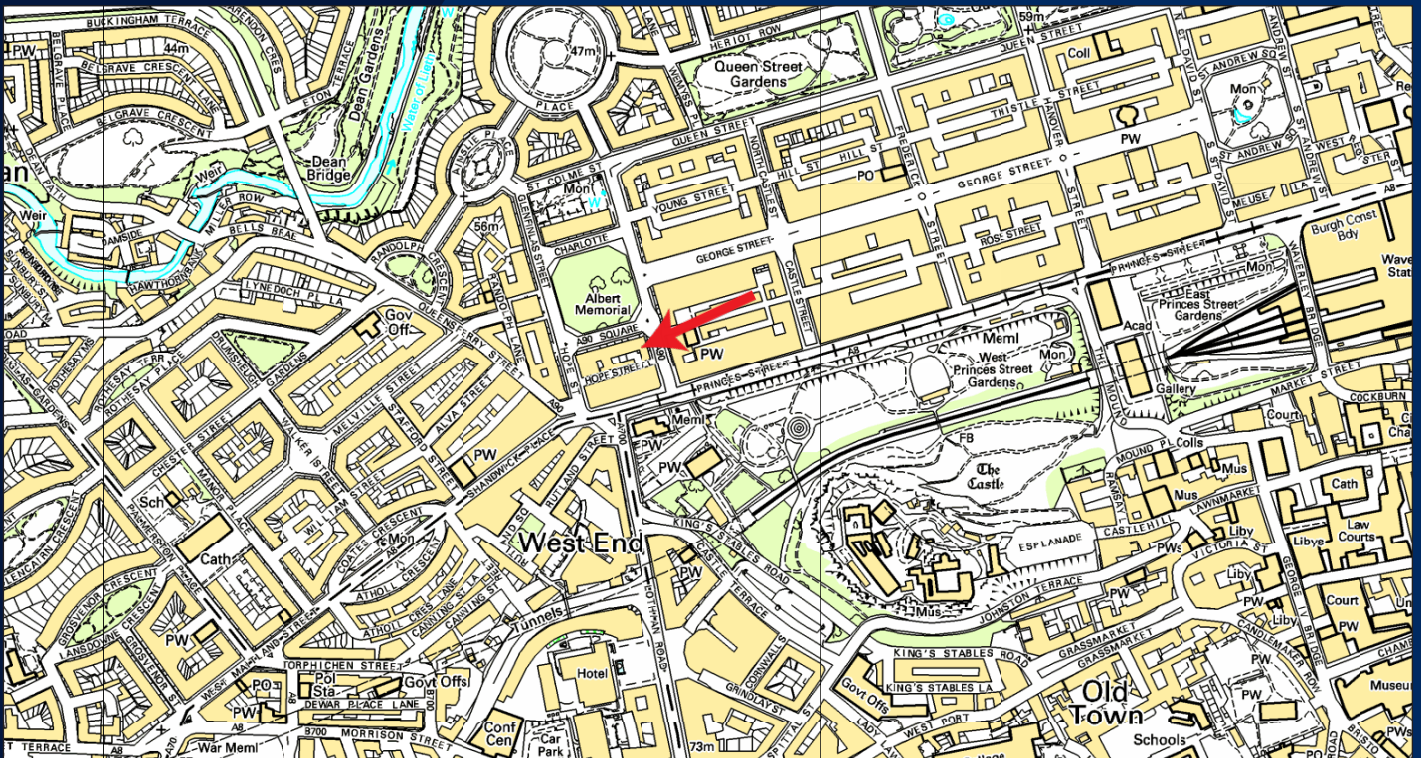
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