Nineteen Charlotte Square

EXCEPTIONAL OFFICE SPACE
TO LET - 1,739 SQ FT

EH2 4DE



Location

19 Charlotte Square offers some of the highest quality office accommodation in Edinburgh.

Charlotte Square is home to international financial businesses, private family offices and Scottish corporates.

The property is positioned on the west side of the square overlooking the park within close proximity to Princes Street, Lothian Road and Shandwick Place; all of which offer a wide range of shops, boutiques, bars, restaurants and cafés. Teuchters, Pizza Express and Cairngorm Coffee are all within a few minutes' walk.

The property is also just a short walk from multiple bus stops, the West End tram halt and Haymarket railway station.

14 Min Walk
to Haymarket Train Station

6 Min Walk
to West End tram halt



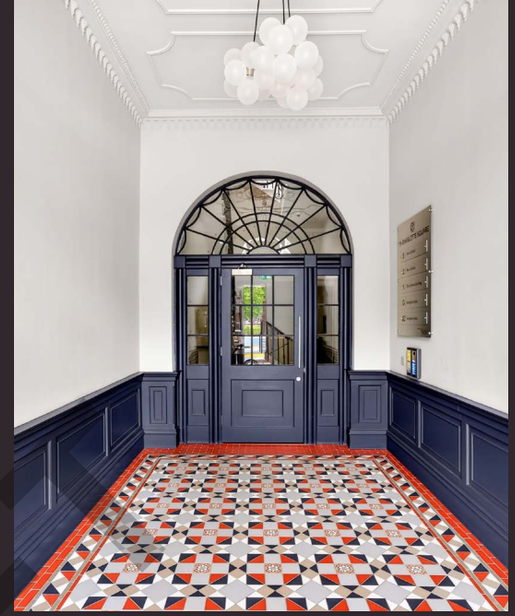
Description

The 2nd and 3rd floors (accessed by new lift) are well proportioned open plan working spaces together with beautiful meeting rooms with views across Charlotte Square.

Both floors are finished to the highest standards and offer the following specification:

- New glazing throughout
- New heating system, including boilers and feature radiators
- New LED feature lighting throughout
- New generous kitchen facilities
- 2 new showers
- New floor coverings throughout
- New lift
- New electric powered air conditioning throughout









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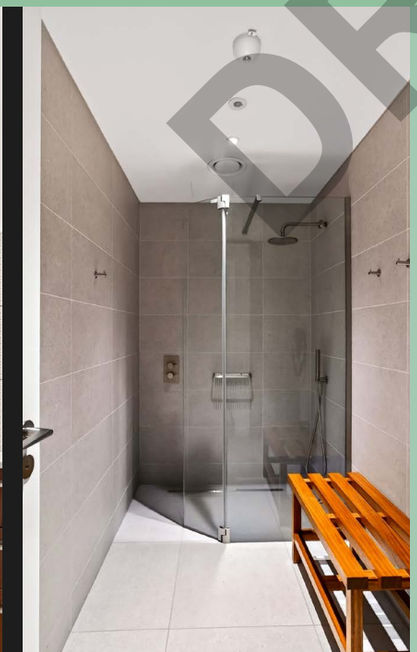






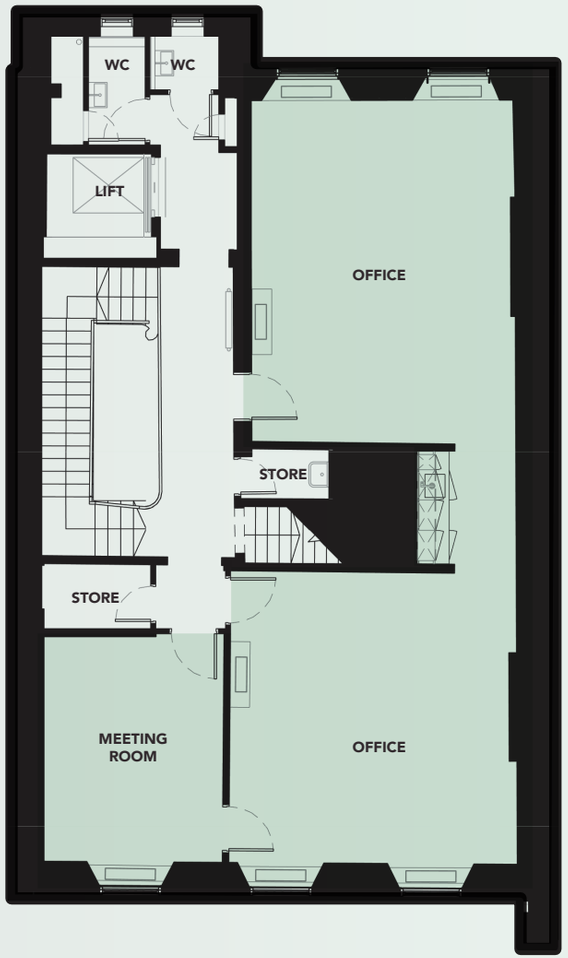




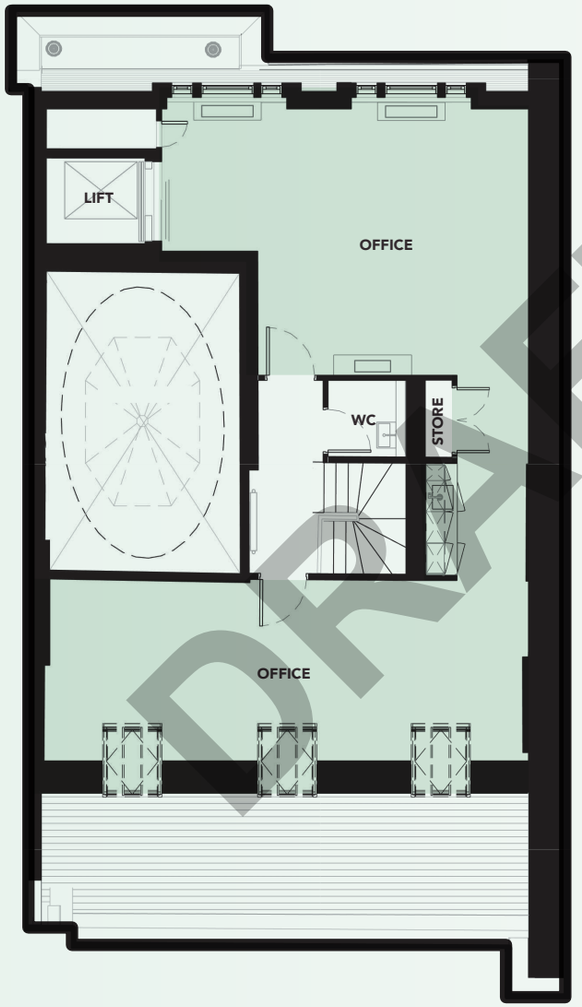


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Accommodation



SECOND FLOOR
985 SQ FT (91.5 SQ M)



THIRD FLOOR
754 SQ FT (70.1 SQ M)

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LEASE TERMS

The premises are available by way of assignation or sub-lease from the current lease. The current lease runs until the 1st December 2030 at a passing rent of £85,000 per annum.

VAT

VAT will be charged on rent and service charge at the prevailing rate.

ENTRY

Entry to the premises can be granted immediately.

RENT

On application.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the purchaser or ingoing tenant responsible for the payment of registration dues and any LBTT.

RATES

This premises has a current rateable value of £66,700. Interested parties are advised to make their own enquiries as to their annual liabilities to the Lothian Valuation Joint Board, on 0131 344 2500 or enquiries@lothian-vjb.gov.uk.

EPC

The property has an EPC rating of 'A'.

CONTACT

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Knight Frank

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