Ryden

TO LET

1ST FLOOR OFFICE SUITES
16 - 42 SQ M (170 - 450 SQ FT)



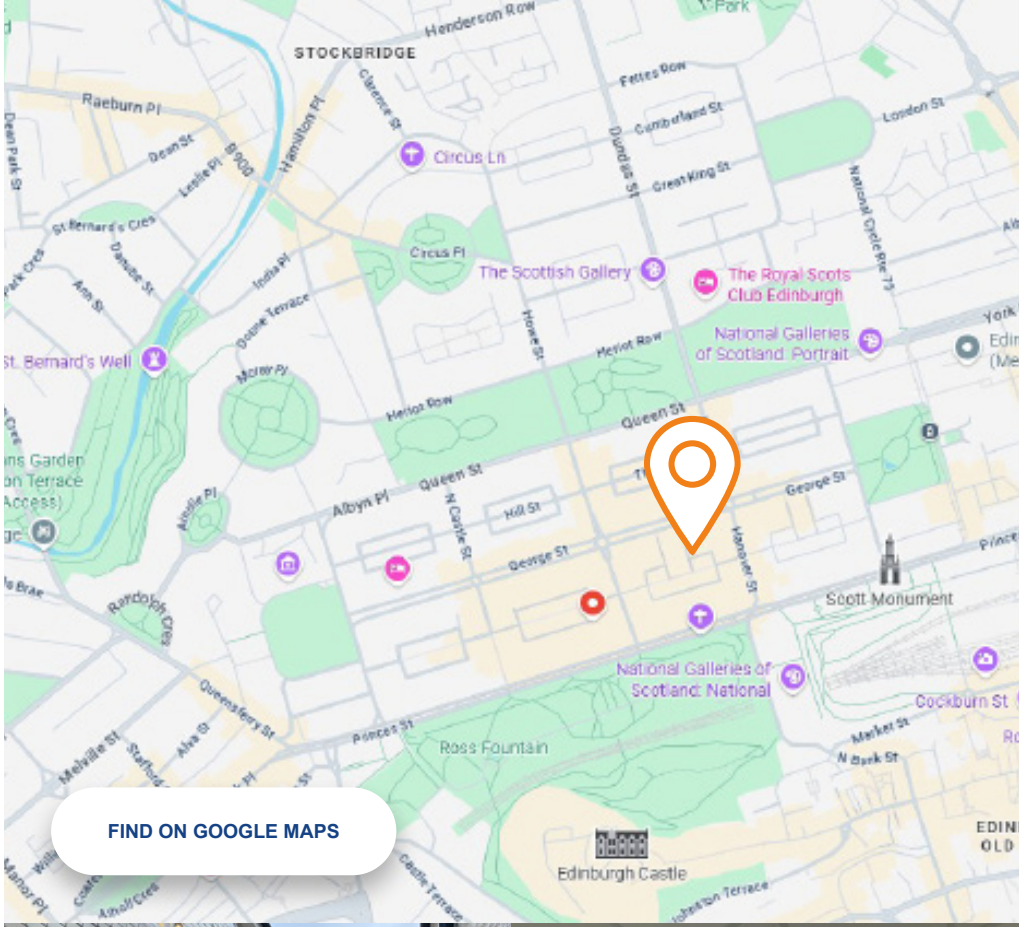
34-36 ROSE STREET
NORTH LANE
EDINBURGH
EH2 2NP

TWO UNITS REMAINING

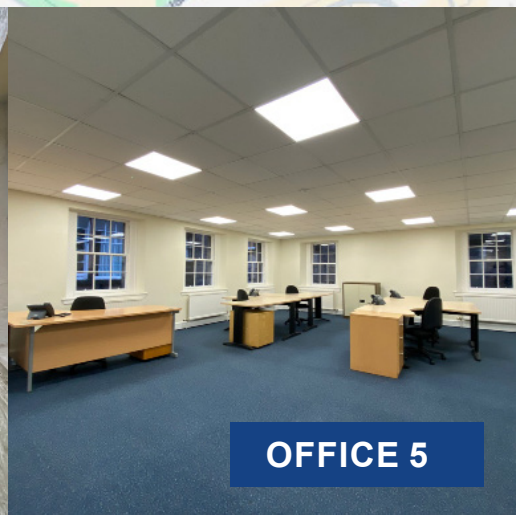
PROMINENT CITY CENTRE LOCATION

FLEXIBLE TERMS AVAILABLE

FIND OUT MORE AT RYDEN.CO.UK







LOCATION

Rose Street North Lane is located within the heart of Edinburgh City Centre just off Rose Street, between Fredrick Street amd Hanover Street. Rose Street is one of the main pedestrian walkways running from the West End of the City Centre to the East End. The location benefits from fantastic public transport links with Waverley Station, Edinburgh Bus Station and Princess Street Tram Stop all being within a 10-minute walk.

The office location also benefits from being a short walk away from the newly completed St James Shopping Centre development which hosts numerous shops, restraunts and entertainmen amenities.

DESCRIPTION

The property comprises Category C-Listed 1st floor office suites within a 4 storey corner office block. The subject offers a common stairwell, shared kitchen facility and shared WC facilities. The office space consists of 5 rooms varying in size with various options. The premises offers perimeter trunking, suspended ceiling with LED lighting and central heating from gas.

The property has existing cycle racks for use within the Ground Floor. There are currently 2 parking spaces available.

Other Occupiers within the property include Surveying Solutions, DM Stewart, Bright 3D and most recently leased DKI Consulting Engineers on the 2nd floor.

VAT

All figures quoted are exclusive of VAT.

SERVICE CHARGE

A service charge for the upkeep of the common parts of the property is applicable with further details available from the sole letting agents.

ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition)

The subject has the following approximate area:

FIRST FLOOR	SQ M	SQ FT
OFFICE 3	26	280
OFFICE 4	16	170
TOTAL	42	450

LEASE TERMS

The property is available for lease for a duration to be agreed and further information is available on request from the sole letting agent.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be responsible for the costs associated with the registration of any lease.

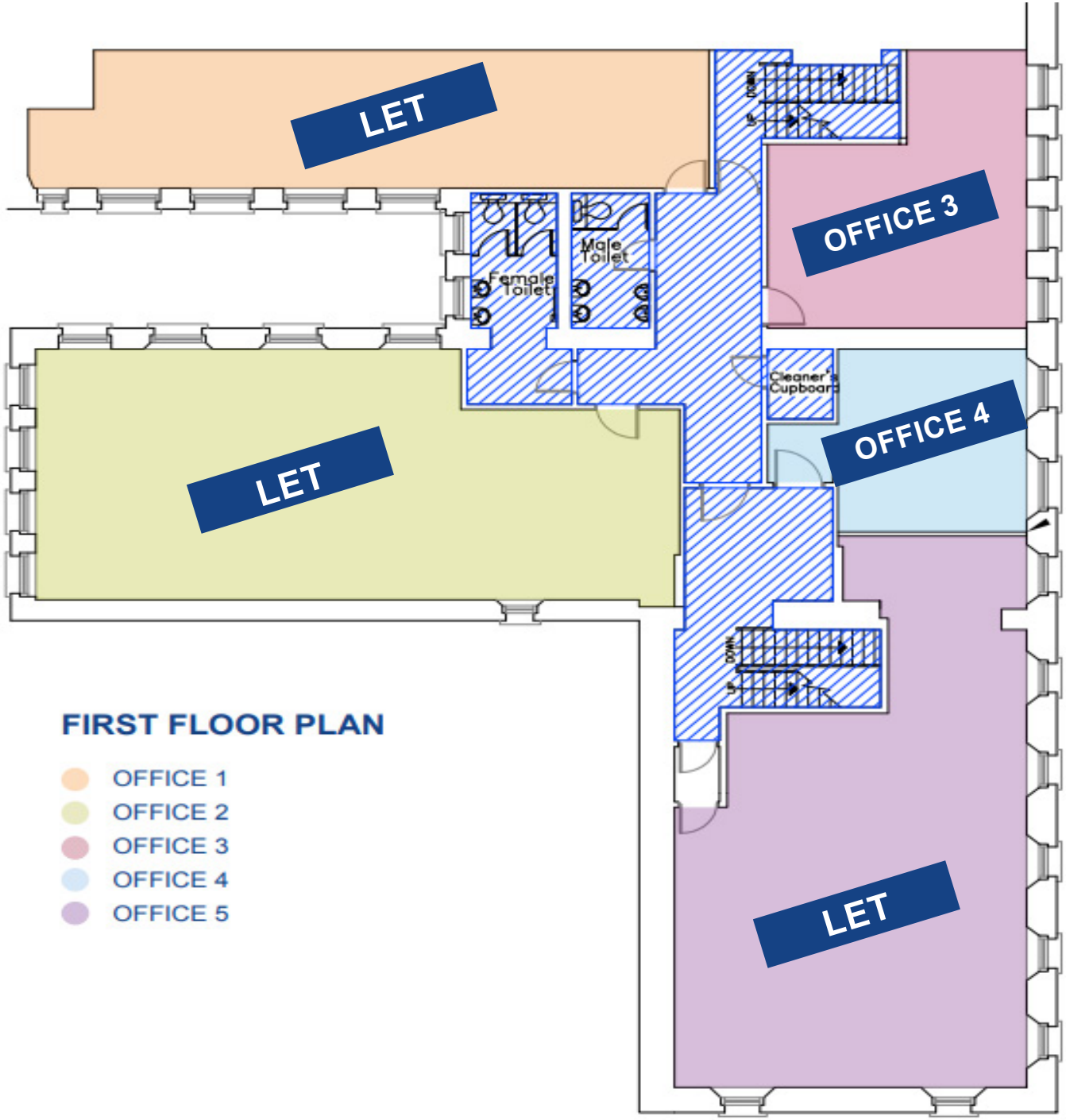
BUSINESS RATES

In accordance with the Scottish Assessors, the current ratable value of the first floor is £33,300 resulting in a rates liability of £16,583.

Depending on the space taken, Ratable Value would need to be reassessed on occupation. Small Business Rates Relief up to 100% is available.

EPC

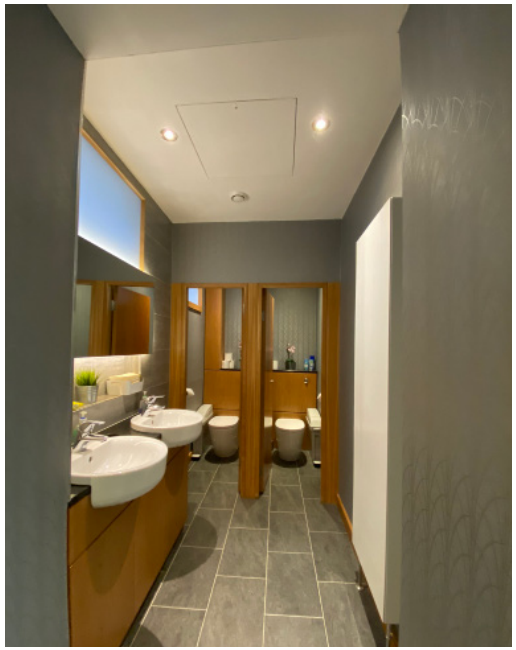
The EPC of the property is available on request.


LET
OFFICE 3
Female Toilet
Male Toilet
Cleaner's Cupboard
OFFICE 4
LET
LET
FIRST FLOOR PLAN
OFFICE 1
OFFICE 2
OFFICE 3
OFFICE 4
OFFICE 5


OFFICE 5


OFFICE 2






OFFICE 3

TO LET

1ST FLOOR OFFICE SUITES

16 - 42 SQ M
(170 - 450 SQ FT)



34-36 ROSE STREET NORTH LANE EDINBURGH EH2 2NP

GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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