Ryden

TO LET

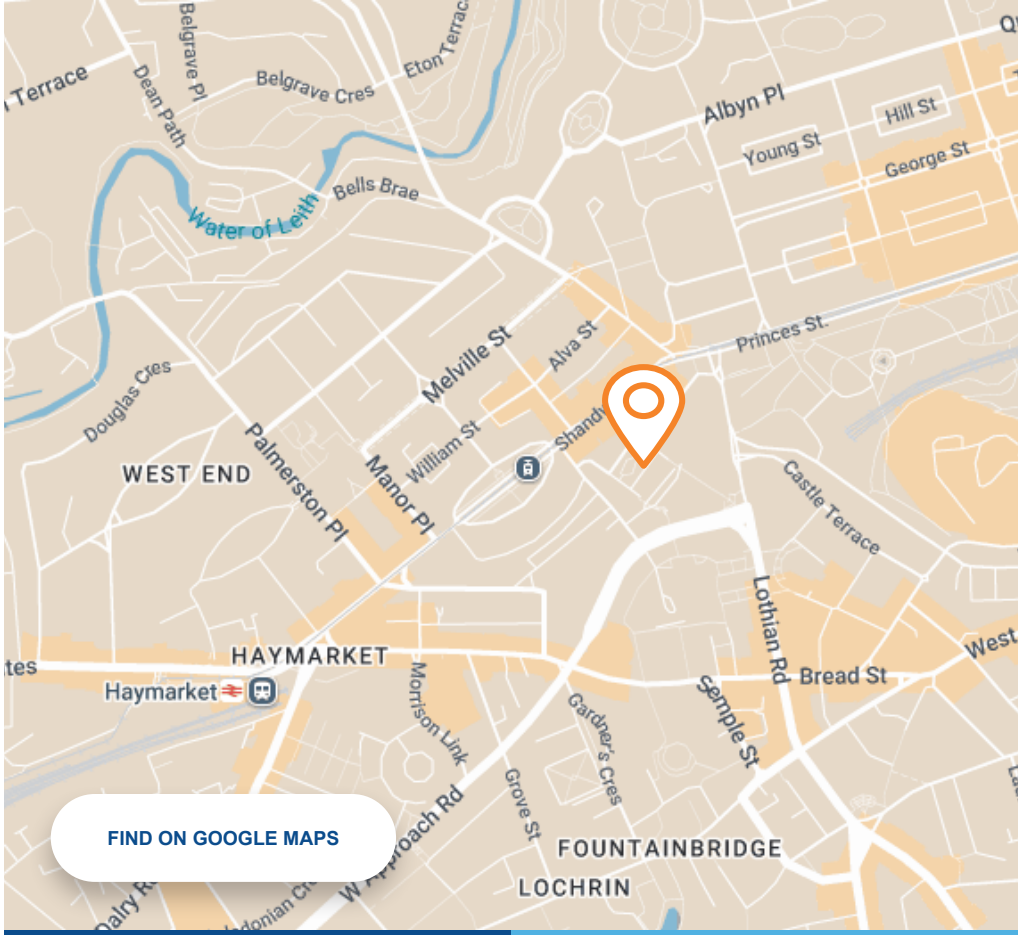
TOWNHOUSE OFFICE ACCOMMODATION

56 - 131 SQ M (606 - 1,409 SQ FT)

16 RUTLAND SQUARE
EDINBURGH
EH1 2BB

- TO BE REFURBISHED
- CAR SPACE AVAILABLE
- PRIME OFFICE ADDRESS IN CENTRAL EDINBURGH

FIND OUT MORE AT RYDEN.CO.UK



FIND ON GOOGLE MAPS

OFFICE ACCOMODATION IN THE HEART OF EDINBURGH'S BUSINESS DISTRICT

LOCATION

Rutland Square forms one of the prime office addresses in central Edinburgh, and is at the heart of the business district joining the traditional West End office locations with the modern exchange district. Major occupiers in the immediate vicinity include Standard Life, The Royal Incorporation of Architects in Scotland and both the Consulate General of India and the Royal Norwegian Consulate General.

The property is served by an excellent public transport network, with nearby Shandwick Place the location for the West End Tram Stop. It is also one of the main arterial routes from which bus access can be gained to all areas of the city. Haymarket railway station is also within a 10 minute walking distance from the property. Public car parking is available on Rutland Square and surrounding streets.

The property benefits from excellent amenities associated with the city centre of Edinburgh, with a wide range of hotels, bars, restaurants, theatres and shops in close proximity.

DESCRIPTION

The property comprises a full townhouse building situated on the west side of Rutland Square with availability on the 2nd and 3rd floor

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
2ND FLOOR	75	803
3RD FLOOR	56	606
TOTAL	131	1,409

There is also one clear car parking space available to the rear of the property, accessed off Canning Street.

LEASE TERMS

The accommodation is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

EPC

The Property has an EPC "F" rating.

BUSINESS RATES

DESCRIPTION	RV	RATES PAYABLE
2ND FLOOR	£12,000	£5,772
3RD FLOOR	£7,000	£3,367

Up tp 100% relief from Business Rates may be available via the Small Business Bonus Scheme.

https://www.mygov.scot/non-domestic-rates-relief/small-business

VAT

All figures are quoted exclusive of Value Added Tax (VAT) which will be payable at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

AML REGULATIONS

Under both HMRC and RICS Guidance, as property agents we are obliged to undertake AML diligence for both the lessors and lessees involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

16 RUTLAND SQUARE
EDINBURGH
EH1 2BB

TO LET

TOWNHOUSE OFFICE ACCOMMODATION

56 - 131 SQ M
(606 - 1,409 SQ FT)

GET IN TOUCH

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

Iain Taylor
T 07884 322 759
E iain.taylor@ryden.co.uk

Kyle Wright
T 07425 478 303
E kyle.wright@ryden.co.uk

Ryden
7 Exchange Crescent
Conference Square
Edinburgh
EH3 8AN

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. May 2026