Ryden

TO LET

REFURBISHED TOWNHOUSE OFFICE

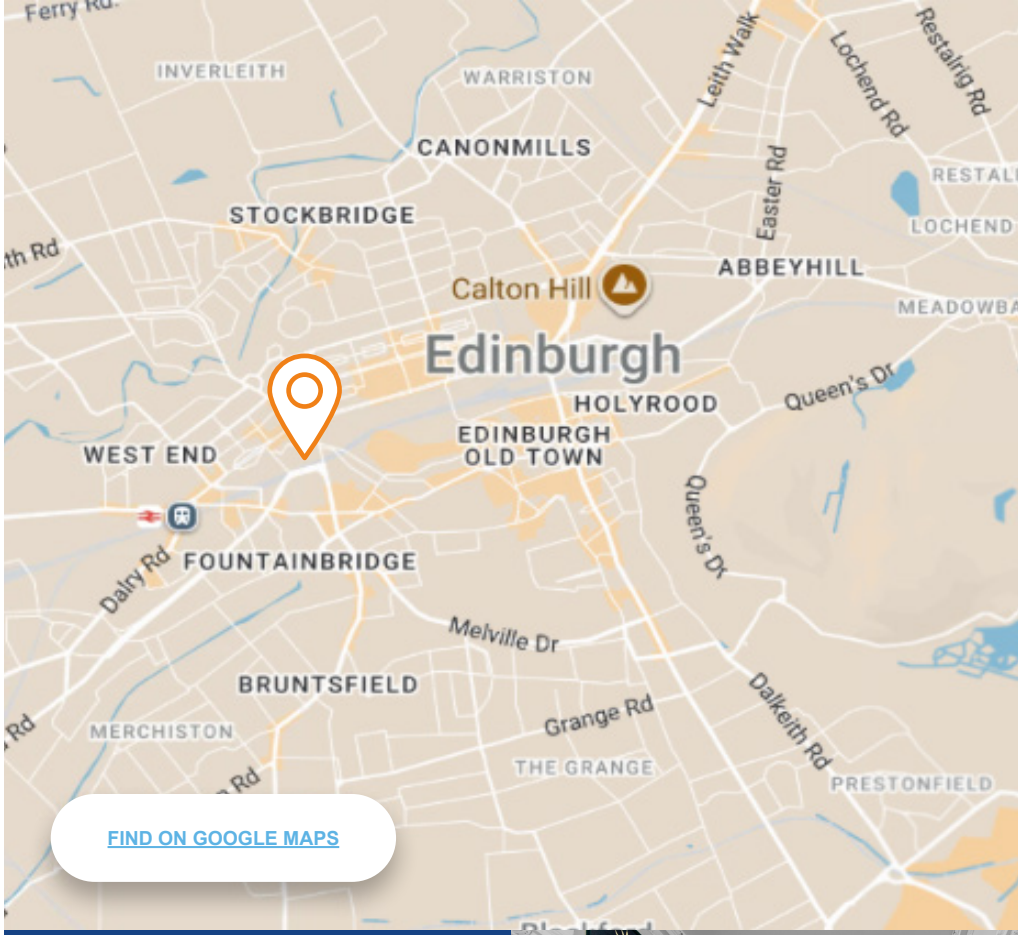
298 SQ M (3,213 SQ FT)



FIND OUT MORE AT RYDEN.CO.UK

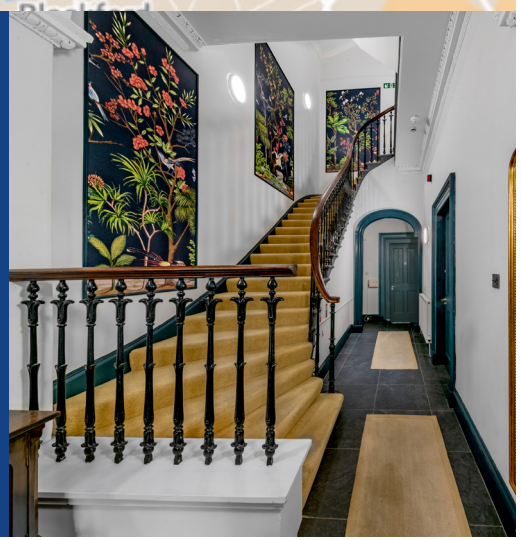
8 RUTLAND SQUARE EDINBURGH EH1 2AS

- PROMINENT WEST END OFFICE
- HIGH QUALITY OFFICE ACCOMMODATION
- IMMEDIATELY AVAILABLE DUE TO RELOCATION
- SELF-CONTAINED TOWNHOUSE



EXCELLENT OPPORTUNITY IN SOUGHT AFTER LOCATION

298 SQ M (3,213 SQ FT)



LOCATION

Situated within Edinburgh's prestigious West End, 8 Rutland Square occupies a prime position within the City Centre.

The property is located just a short walk from Edinburgh's primary commercial hub of Princes Street and George Street. The West End tram stop is a 3-minute walk on Shandwick Place and Haymarket Railway Station is within a 10-minute walk.

Nearby commercial office occupiers include Gilson Gray LLP, the Indian Consulate, Balmoral Asset Management, DLA Piper, and the Royal Incorporation of Architects in Scotland (RIAS).

DESCRIPTION

8 Rutland Square comprises a self-contained, mid-terraced, Georgian Category A-listed building, across 4 floors. It is constructed of ashlar sandstone under a pitched slate roof.

Internally, the accommodation provides a combination of flexible open-plan floor space, as well as smaller offices and meeting rooms, whilst retaining its traditional features throughout. The premises offer high-quality accommodation suitable for a range of professional occupiers.

LEASE TERMS

Due to relocation, the existing lease is available by way of assignation. The existing lease expires on the 12th September 2033, and there are tenant-only break options at 31st August 2028 and 2030.

The current passing rent is £70,686 per annum (£22 per sq ft).

Three car parking spaces are also available to the rear of the premises at £2,500 per space.

EPC

The property has an EPC rating of C.

ACCOMMODATION

We have measured the net internal area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately:

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	80	862
FIRST FLOOR	86	927
SECOND FLOOR	72	782
THIRD FLOOR	60	642
TOTAL	298	3,213

ENTRY

Due to relocation, entry is available from February 2027.

PLANNING

The property is currently used as offices (Class 4), in accordance with Town and Country Planning (Use Classes) (Scotland) Order.

BUSINESS RATES

We are advised that the current rateable value is £57,300 (2026/27) resulting in rates payable of £30,656.

VAT

We are advised the property is not elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs.

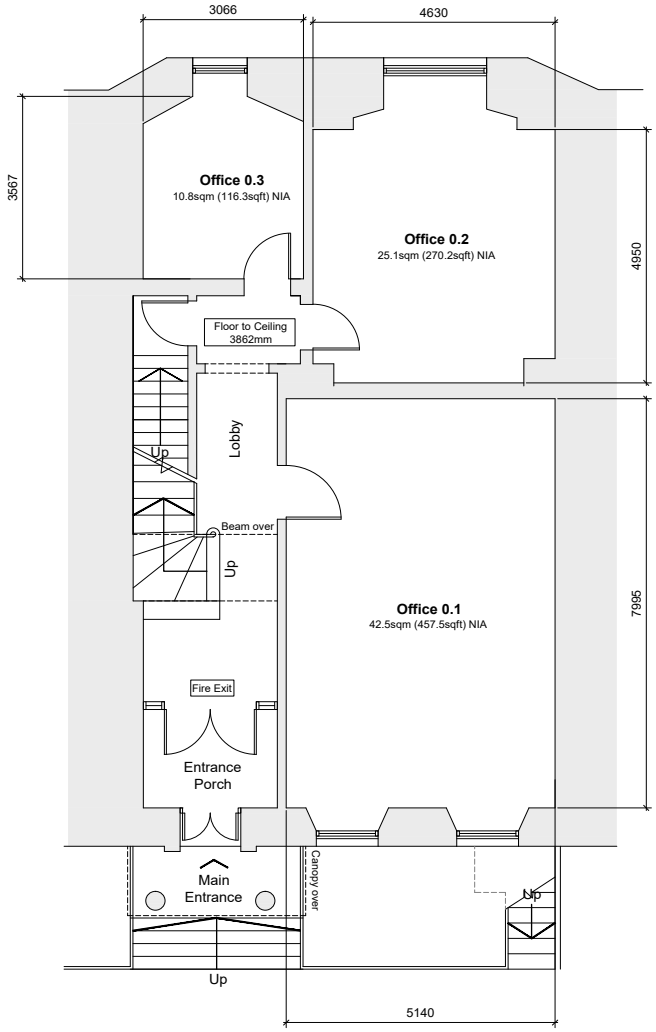





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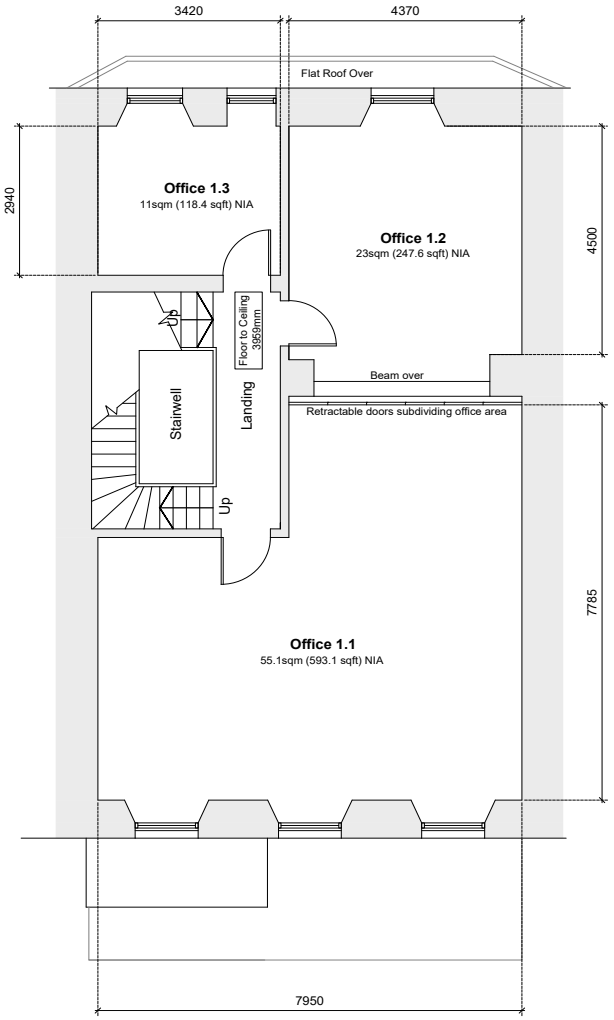


Rutland Square

8 Rutland Square, Edinburgh, EH1 2AS

21038 (2-) 003A - Ground Floor Plan Scale - 1:100@A4

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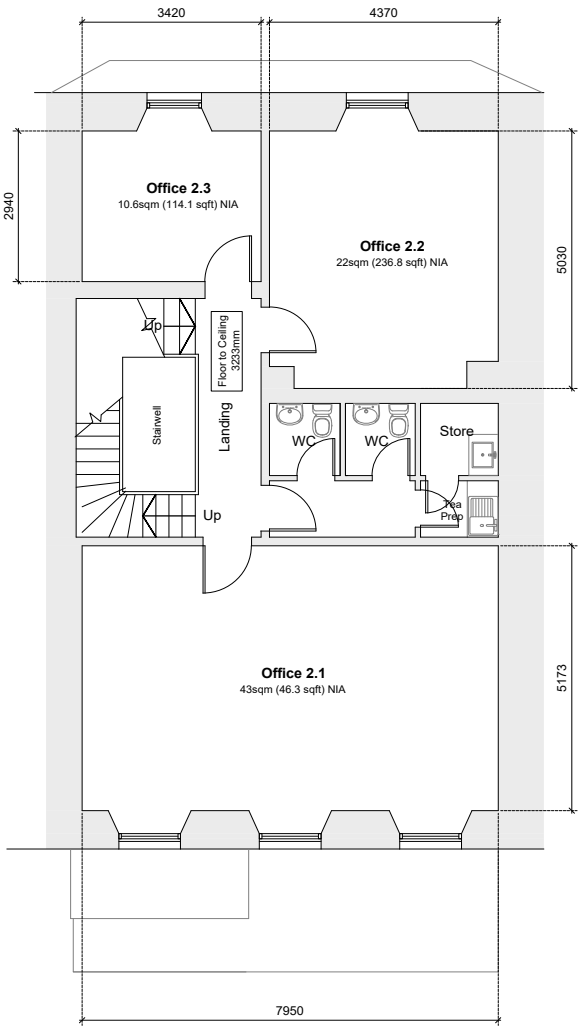


Rutland Square

8 Rutland Square, Edinburgh, EH1 2AS

21038 (2-) 004A - First Floor Plan Scale - 1:100@A4

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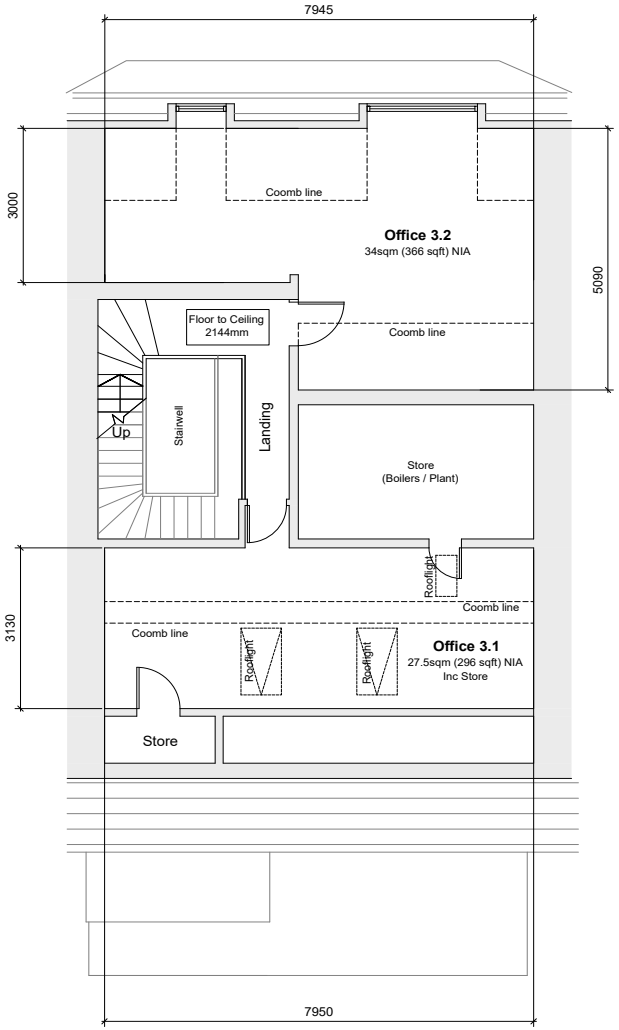


Rutland Square

8 Rutland Square, Edinburgh, EH1 2AS

21038 (2-) 005A - Second Floor Plan Scale - 1:100@A4

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Rutland Square

8 Rutland Square, Edinburgh, EH1 2AS

21038 (2-) 006A - Third Floor Plan Scale - 1:100@A4

TO LET

PRESTIGIOUS TRADITIONAL OFFICE

298 SQ M (3,213 SQ FT)



8 RUTLAND SQUARE EDINBURGH EH1 2AS

GET IN TOUCH

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Ryden

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