

TO LET

Hobart House, 80 Hanover Street
Edinburgh EH2 3DT

- ▶ Refurbished open plan accommodation
- ▶ Fitted out suite
- ▶ Secure car parking
- ▶ 3,009 sq ft (280 sq m)



LOCATION

Hobart House is located on the west side of Hanover Street and occupies a prestigious location within the heart of Edinburgh's central business district. It is located less than a 10 minute walk from the new St James Quarter, Edinburgh's main shopping destination, and also has immediate access to a wide range of shops, bars and restaurants.

The property is situated within close proximity to Waverley Railway Station, St Andrew Square Bus Station and the Edinburgh Tram with tram halts located on Princes Street and St Andrew Square. Other occupiers in the vicinity include **Abrdn**, **HSBK**, **ARUP**, **Trident Building Consultants** and **TLT Solicitors**.

DESCRIPTION

The first floor suite comprises open plan office accommodation which is due to be refurbished and will benefit from the following specification:

- Mesh tiled suspended ceiling
- LED lighting
- New air conditioning
- New carpets and decoration throughout
- Meeting room facilities
- Kitchen facility
- Manned reception
- Lift access
- Shared male, female and accessible WCs
- Shower facilities
- Bike racks

ACCOMMODATION

The suite extends to the following net lettable area:

FIRST FLOOR	3,009 SQ FT	280 SQ M
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LEASE TERMS

The accommodation is available on a new full repairing and insuring lease. Full details of the quoting rental and lease terms are available from the joint letting agents.

RATING

To be assessed following the refurbishment works.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = to be confirmed

DATE OF ENTRY

By arrangement.

LEGAL COSTS

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

VIEWING

All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Knight Frank on 0131 222 9639.

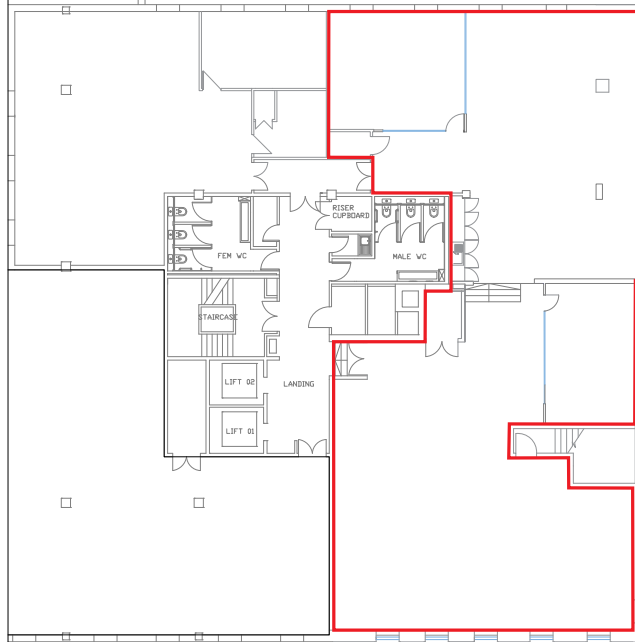
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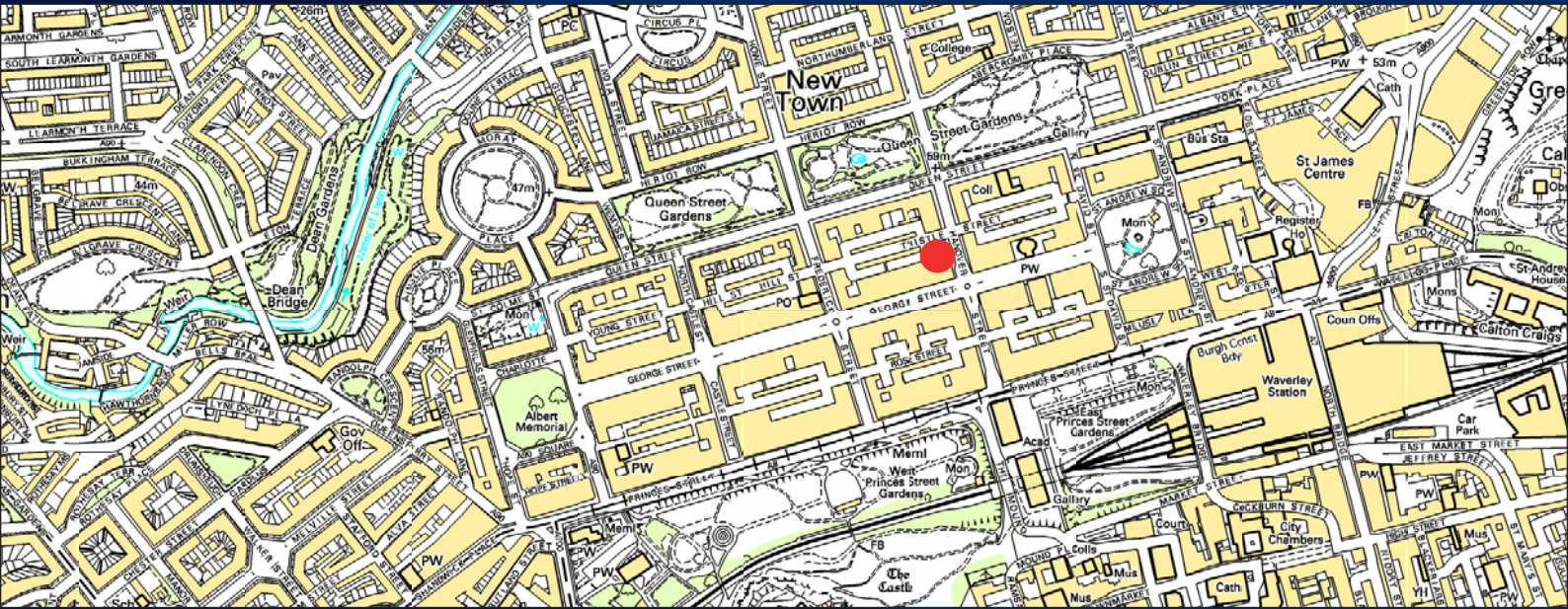


Let to Trident

Let to HSBC



1st floor suite plan showing proposed fit out



GET IN TOUCH



Neil McConnachie
nmconnachie@eyco.co.uk
07818 062 736
0131 558 5104



Neil Gordon
ngordon@eyco.co.uk
07974 375 823
0131 558 5119

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