

TO LET

1st Floor, 66 Hanover Street
Edinburgh, EH2 1EL

- ▶ Mix of open plan and cellular accommodation
- ▶ 1,362 sq ft (126.5 sq m)
- ▶ Prestigious city centre office location
- ▶ Secure car parking



LOCATION

The suite is located on the west side of Hanover Street and occupies a prominent position overlooking George Street within the heart of Edinburgh's central business district. It is also 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 in 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**, **HSBC**, **ARUP**, **Trident Building Consultants** and **TLT Solicitors**.

DESCRIPTION

The first floor suite comprises a mix of open plan and cellular accommodation accessed via a well presented ground floor entrance foyer, benefitting from the following specification:

- Strip LED lighting
- Perimeter trunking
- Dedicated WC and shower facilities
- Kitchen facility
- Lift access to all floors
- Additional shower and changing facilities available at Hobart House
- Bike racks
- Secure car parking available

ACCOMMODATION

The suite extends to the following net lettable area:

FIRST FLOOR	1,362 SQ FT	126.5 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

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£25,400**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£12,649**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = to be confirmed

DATE OF ENTRY

By arrangement.

LEGAL COSTS

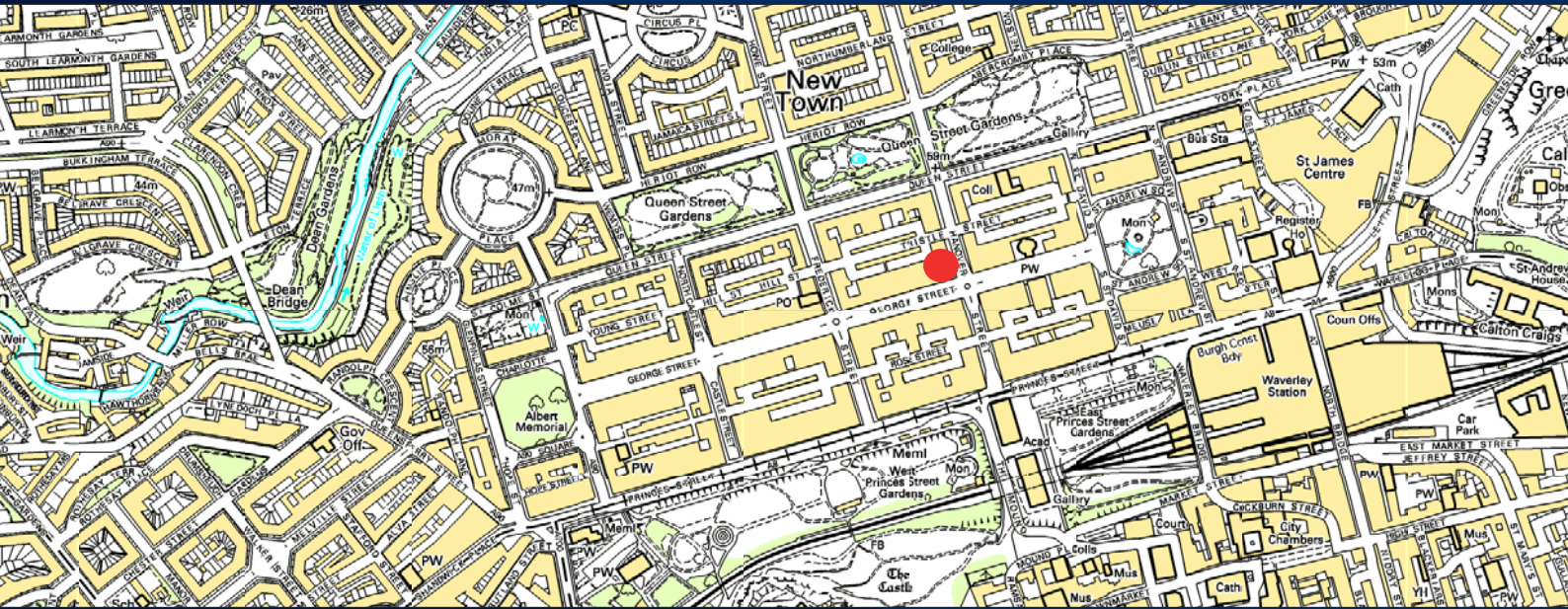
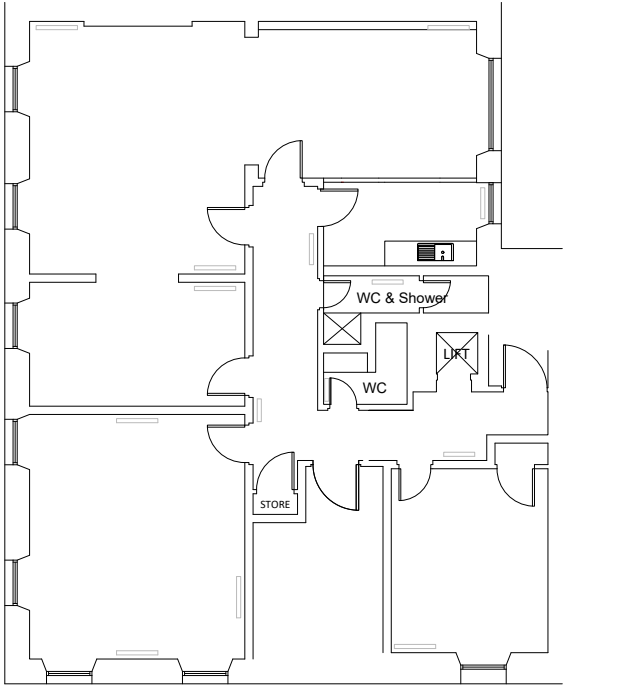
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

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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GET IN TOUCH



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