



THE EAGLE BUILDING



PLAY VIDEO

19 Rose Street, Edinburgh, EH2 2PR

Open Plan Office Accommodation

3rd Floor – 3,737 sq ft (347 sq m)



Location

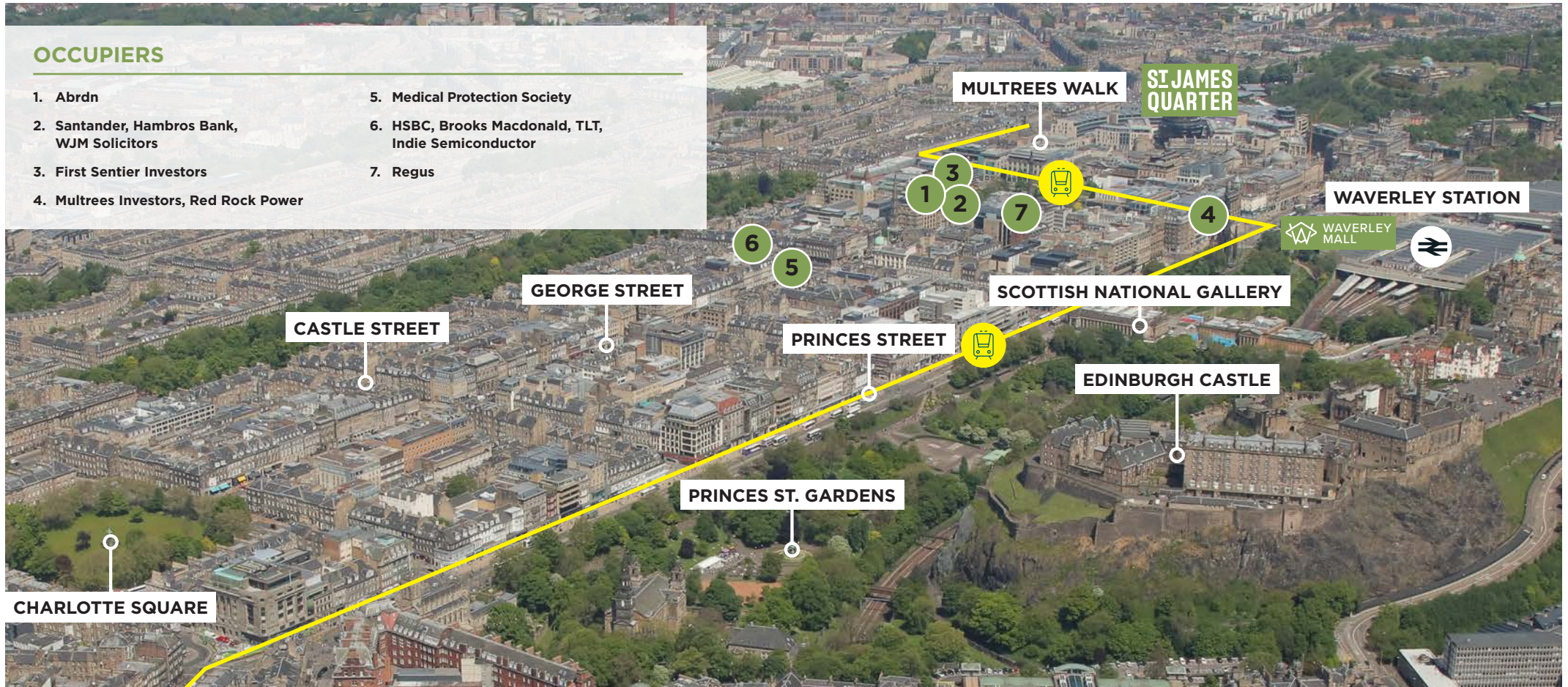
The Eagle Building is situated on the north side of Rose Street between St Andrew Square and Hanover Street. Located within the heart of Edinburgh's commercial district, this location offers great access to Waverley railway station and Edinburgh's main bus station, which is situated on the north east corner of St Andrew Square. Two tram halts are also situated nearby at St Andrew Square and Princes Street.

The Eagle Building is ideally situated for occupiers to enjoy the numerous retail and leisure facilities located on Rose Street as well as Princes Street and George Street. In addition the new St James Quarter has also seen the introduction of some of the top retail and leisure brands to the area and a new W Hotel. Nearby office occupiers include Santander, Abrdn, WJM Solicitors, Arup, MacRoberts LLP and Trust Pilot.



OCCUPIERS

- | | |
|--|---|
| 1. Abrdn | 5. Medical Protection Society |
| 2. Santander, Hambros Bank, WJM Solicitors | 6. HSBC, Brooks Macdonald, TLT, Indie Semiconductor |
| 3. First Sentier Investors | 7. Regus |
| 4. Multrees Investors, Red Rock Power | |



Description

The available subjects comprise the entire third floor of a five storey listed building. Internally the accommodation comprises an open plan office benefiting from the following specification:

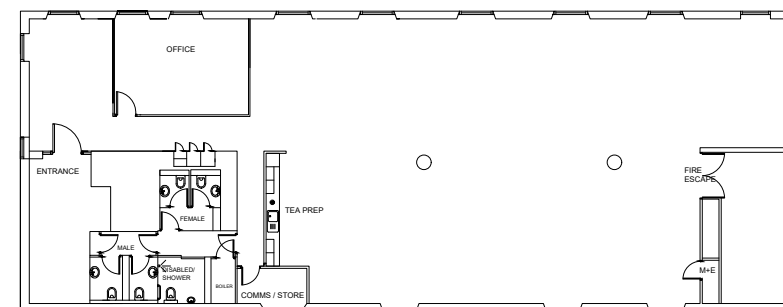
- Raised access flooring
- Suspended ceiling with New LED lighting
- New VRF heat recovery system
- CAT 5e cabling
- New meeting room
- New kitchen facility
- Shower facilities
- Dedicated male, female and disabled WCs
- Lift access
- Secure entry system
- Bike racks



Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following net internal area:

3rd Floor Suite	3,737 sq ft	347 sq m
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Lease Terms

The subjects are available on the basis of a new full repairing and insuring lease for a term to be agreed.

Rateable Value

The current rateable value for the suite is £72,500 therefore we calculate the rates payable for 2023/24 to be £37,047.50.

Energy Performance Certificate

The accommodation has an EPC rating of C.

VAT

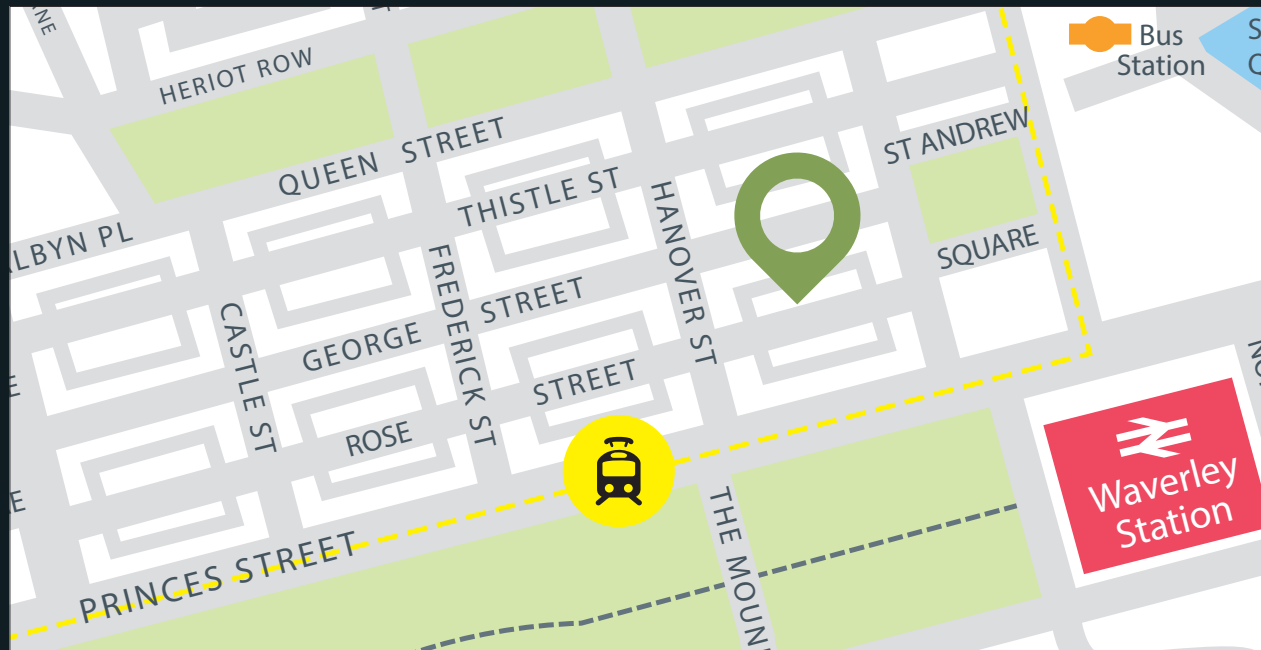
All terms quoted are exclusive of VAT.

Viewing & Further Information

For further information or to arrange a viewing of The Eagle Building then please do not hesitate to contact the sole letting agents:

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ST ANDREW SQUARE