

# TO LET

## Capital Building

12-13 St Andrew Square

Edinburgh EH2 2AF

-  Recently refurbished
-  Good quality open plan space
-  Prominent location
-  1,002 sq ft



### Location

Situated on St Andrew Square at the corner of George Street, the property occupies a prominent position in the heart of Edinburgh's central business district.

The property benefits from excellent transport links. Waverley Railway Station is located nearby as well as Edinburgh's main bus station at St Andrew Square and a tram halt. In addition, a number of Lothian Bus services travel directly past the building. A variety of shops, bars and restaurants are available within close proximity, and the highly anticipated St James Quarter nearby is also set to bring some of the top retail and leisure brands to the area.

There are a number of other office occupiers in the surrounding area including **Wright Johnston & Mackenzie LLP, Santander Corporate Banking, Standard Life Aberdeen, BLM Solicitors** and **Eden Scott**.

### Description

The Capital Building benefits from a corner location which fronts onto both George Street and St Andrews Square. The newly refurbished, 1st Floor overlooks George Street and provides modern open plan accommodation with the following specification:

- New carpets and decoration throughout
- Under floor trunking
- Suspended ceiling with recessed LED lighting
- Gas fired central heating
- Capped services for easy installation of T-prep
- Shared male and female WCs and kitchen facilities
- Shower facilities
- Lift access

### Accommodation

The suite is located on the first floor of the building and extends to the following approximate net internal area:

First Floor	1,002 sq ft	(93.1 sq m)
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### Lease

The accommodation is available on a new full repairing and insuring lease.

### Rent

Full details of the quoting rental and lease terms are available from the sole letting agents.

### Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£16,400**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 49p, this rateable value will result in an estimated rates liability in financial year 2020/21 of **£8,167.20**.

The subjects may be eligible for 25% rates relief through the Small Business Bonus Scheme, subject to conditions.

### Energy Performance Certificate

EPC Rating =

### 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 incoming 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 Neil McConnachie or Neil Gordon on 0131 226 2641.

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CHARTERED SURVEYORS

Capital Building, 12-13 St Andrew Sq, Edinburgh EH2 2AF



## Get in touch



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