

# TO LET

3rd Floor, 50 Frederick Street  
Edinburgh EH2 1EX

- ▶ Mix of open plan and cellular accommodation
- ▶ Central location
- ▶ Existing fit out available
- ▶ 3,189 sq ft



## LOCATION

50 Frederick Street occupies a prominent corner location situated on the junction of Frederick Street and Hill Street. The property sits on the north side of Frederick Street between George Street and Queen Street within the heart of Edinburgh's Golden Rectangle. There are a number of amenities nearby including various bars, shops and restaurants.

The property is served by a wide range of public transport links with numerous bus services in close proximity as well as Waverley Railway Station and St Andrew Street Bus Station which are within walking distance. There are also tram stops nearby on Princes Street and St Andrew Square. Office occupiers in the vicinity include **Fairhurst, CGI IT UK, Balfour and Manson, Ledingham Chalmers** and **Virgin Money**.

## DESCRIPTION

The building comprises a multi-let office arranged over 5 levels, from ground to 4th floor. The suite is split with an open plan space on level 3 and a mezzanine level which comprises of traditional cellular office space with the following specification:

- Existing fit out
- Gas fired central heating
- LED lighting
- Suspended ceiling with mineral tiles
- Mix of underfloor and perimeter trunking
- Cat 5e cabling
- Lift access
- Openable windows
- Male, female and accessible WCs
- Kitchen facility
- Shower facility

## ACCOMMODATION

The 3rd floor extends to the following approximate Net Internal Area:

THIRD FLOOR	2,196 SQ FT	204.0 SQ M
MEZZANINE	993 SQ FT	92.3 SQ M
TOTAL	3,189 SQ FT	296.0 SQ M

## LEASE

The subjects are currently held on a head lease with an expiry date of 26th January 2025. Our client is looking to sublet for the remaining term or assign their lease.

A new longer lease may be available from the landlord.

## RENT

Details of the rent can be requested 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 2023 is **£63,200**. (Each new occupier has the right of appeal against this figure).

Based on the intermediate property rate of 51.1p, this rateable value will result in an estimated rates liability in financial year 2023/24 of **£32,295**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = C.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

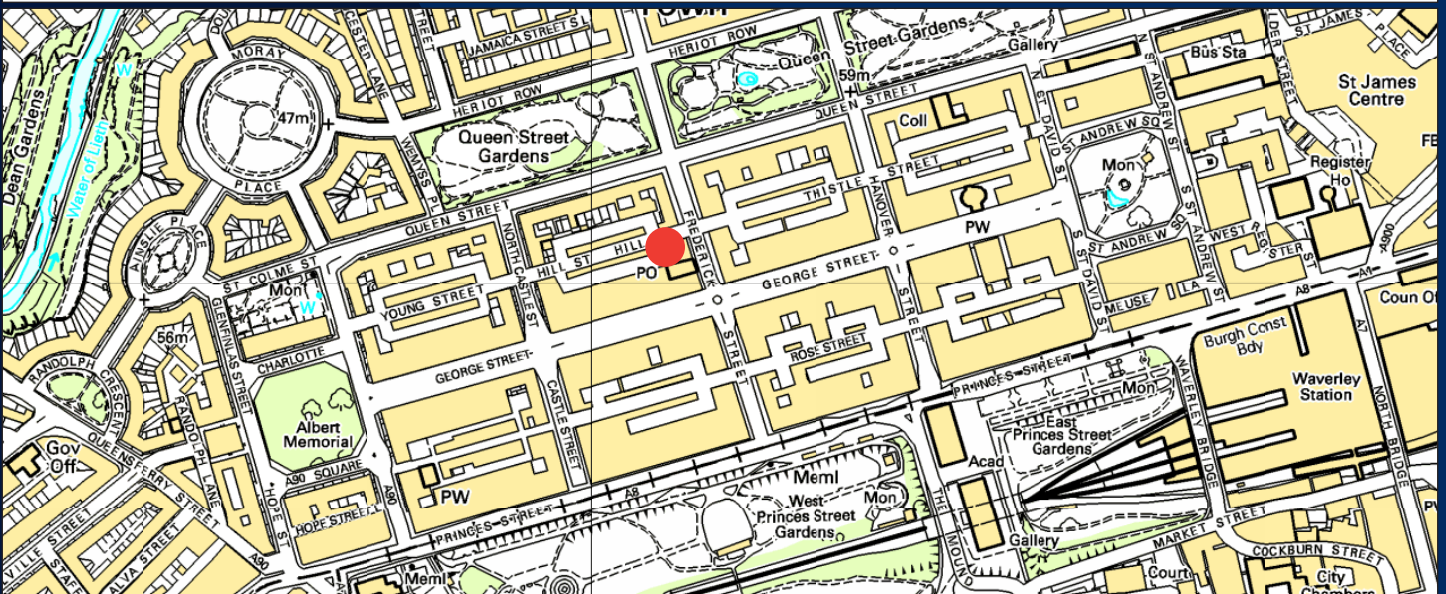
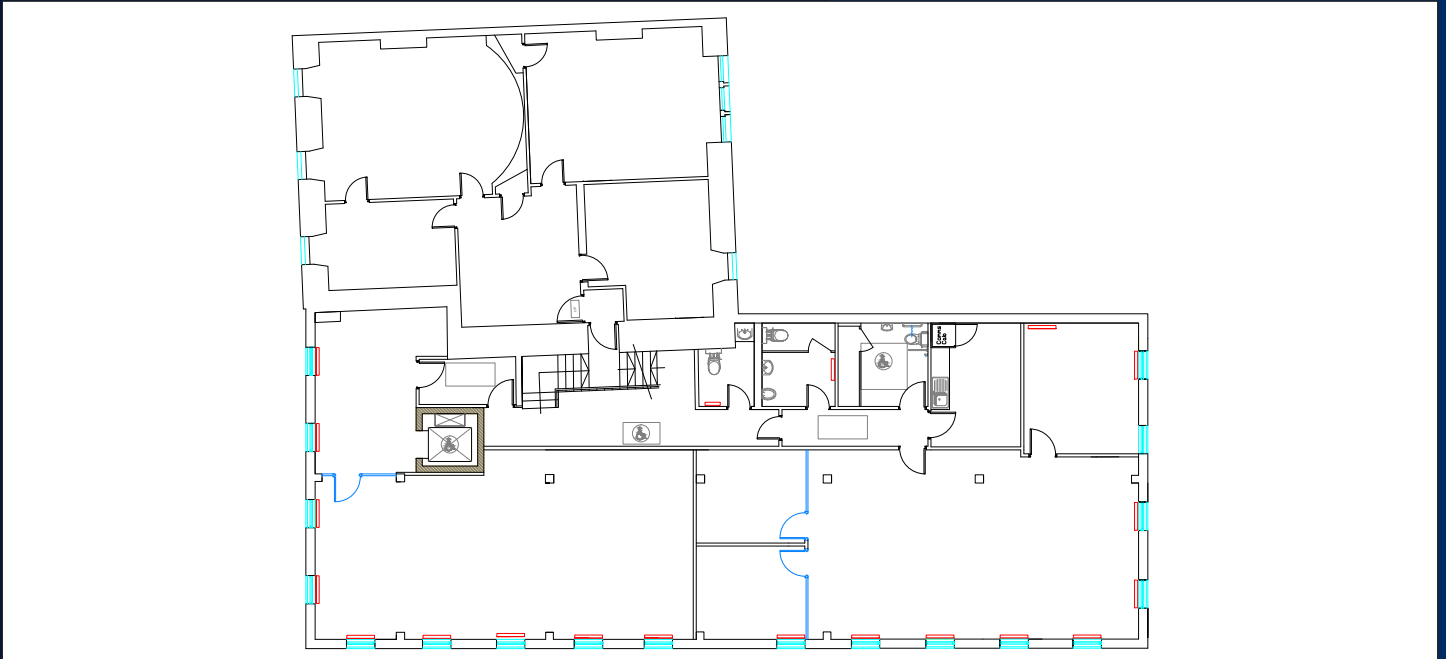
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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