

# TO LET

4 Rutland Square  
Edinburgh EH1 2AS

- ▶ Self-contained
- ▶ Prestigious business location
- ▶ 730 sq ft (67.8 sq m)
- ▶ Car parking available



## LOCATION

The subject premises comprise a self-contained ground floor office which is located in the heart of Edinburgh's West End. Rutland Square offers a prestigious business address in Edinburgh's financial district and is also situated within close proximity to Princes Street and Lothian Road. The property is easily accessible with numerous bus services nearby on Princes Street and Shandwick Place, and the Shandwick Place tram stop is also only a 3 minute walk. In addition Haymarket Railway Station is only an 8 minute walk from the premises.

Other office occupiers in the vicinity include **DLA Piper**, **Gilson Gray**, **Anderson Strathearn** and **Phoenix Group**.

## DESCRIPTION

The subjects comprise a ground floor, self-contained office, which benefits from the following specification:

- Cellular accommodation
- Self-contained
- Gas fired central heating
- Perimeter trunking with cabling
- Traditional features
- Kitchen facility
- 2 car spaces
- Storage

## ACCOMMODATION

The suite is situated on the ground floor, and extends to the following approximate net internal area (NIA):

GROUND	730 SQ FT	67.8 SQ M
STORAGE	33 SQ FT	3.1 SQ M
TOTAL	763 SQ FT	70.9 SQ M

## RENT

Details of the rent can be requested from the sole letting agents.

## LEASE

The subjects are available via a new Full Repairing and Insuring lease.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£12,100**. (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 **£6,026**.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

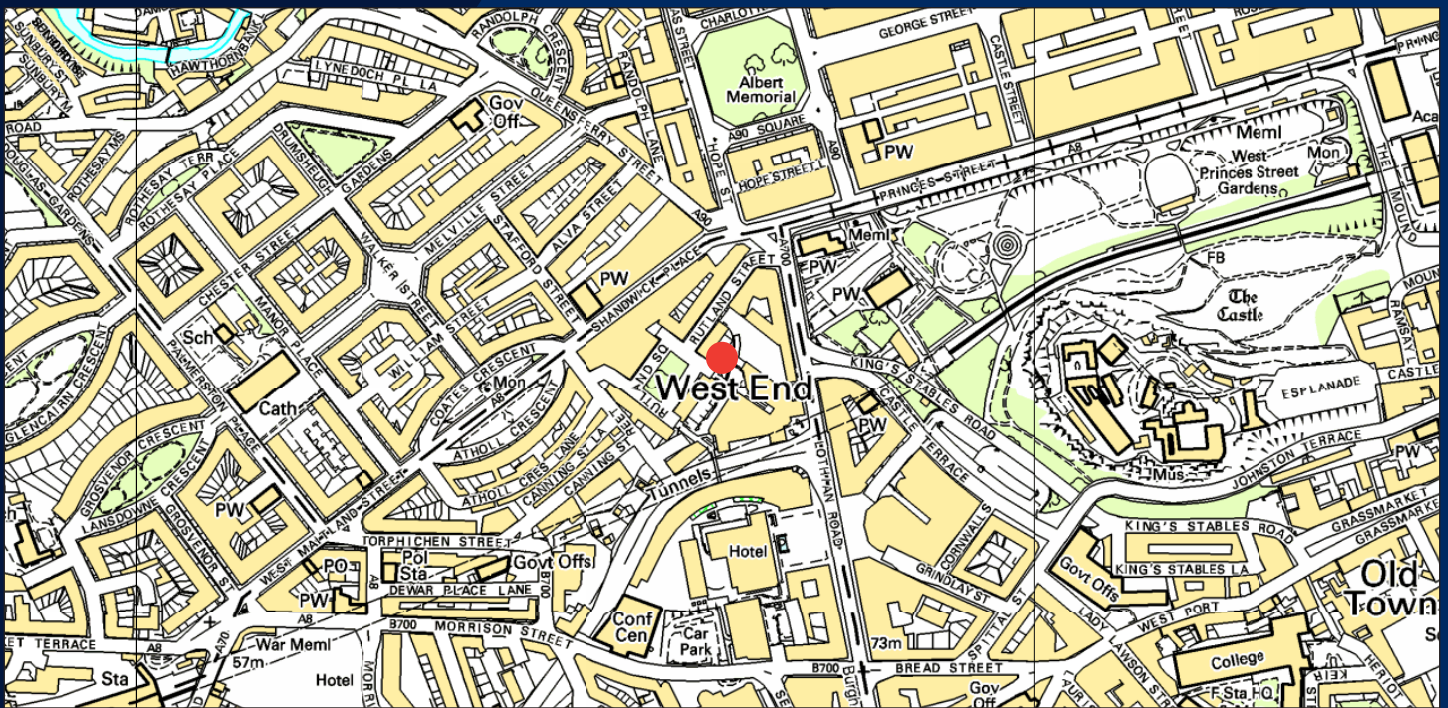
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

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

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## GET IN TOUCH



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