

TO LET

Lower Ground Floor
36 North Castle Street
Edinburgh EH2 3BN

- ▶ 1,190 sq ft
- ▶ High quality refurbished office space
- ▶ Open plan with dedicated meeting room
- ▶ Lift access



LOCATION

The subjects are situated on North Castle Street in the heart of Edinburgh's City Centre. North Castle Street is bounded by Queen Street to the north and George Street to the south.

Due to the central location, the property benefits from easy access by bus, train, car or tram and is situated within close proximity to a range of amenities including bars, restaurants, hotels and shops.

Nearby occupiers include **User Vision**, **The Spanish Consulate**, **Museum Galleries Scotland**, **Forth Point Analytics** and **ESPC**.

DESCRIPTION

The lower ground floor comprises open plan accommodation with 2 dedicated meeting rooms, and benefits from the following specification:

- Perimeter trunking
- Strip LED lighting
- CAT 5e cabling
- Gas fired central heating
- Dedicated T-preparation area
- Video Entry phone
- Lift access
- Shower facility
- Secure bike racks
- 1 car parking space available

ACCOMMODATION

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

LOWER GROUND FLOOR	1,190 SQ FT	110.6 SQ M
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LEASE TERMS

The premises are available via sublease until July 2026.

We understand the landlord would be open to discussing the possibility of a longer term 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 **£16,700**. (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 **£8,317**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = TBC.

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

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

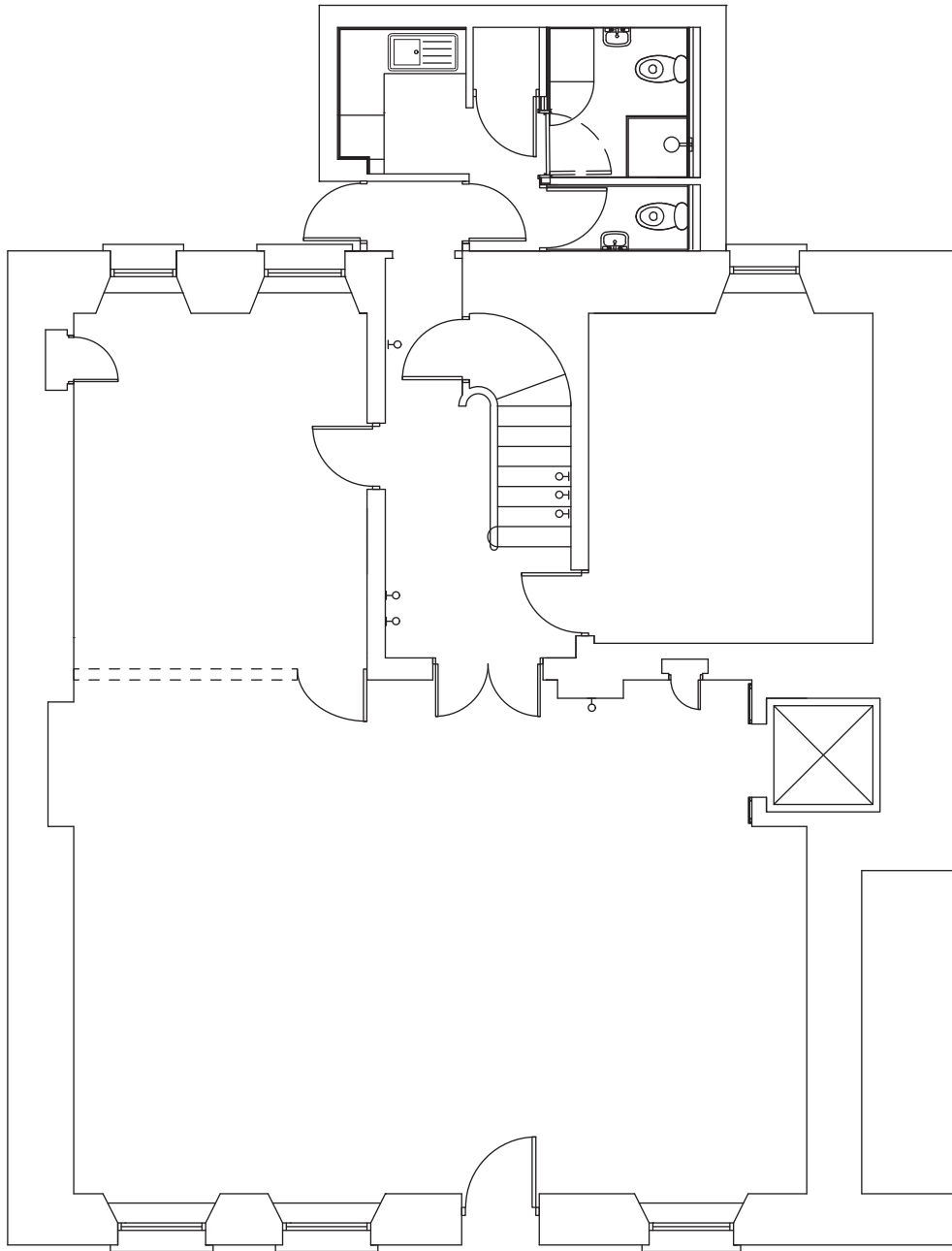
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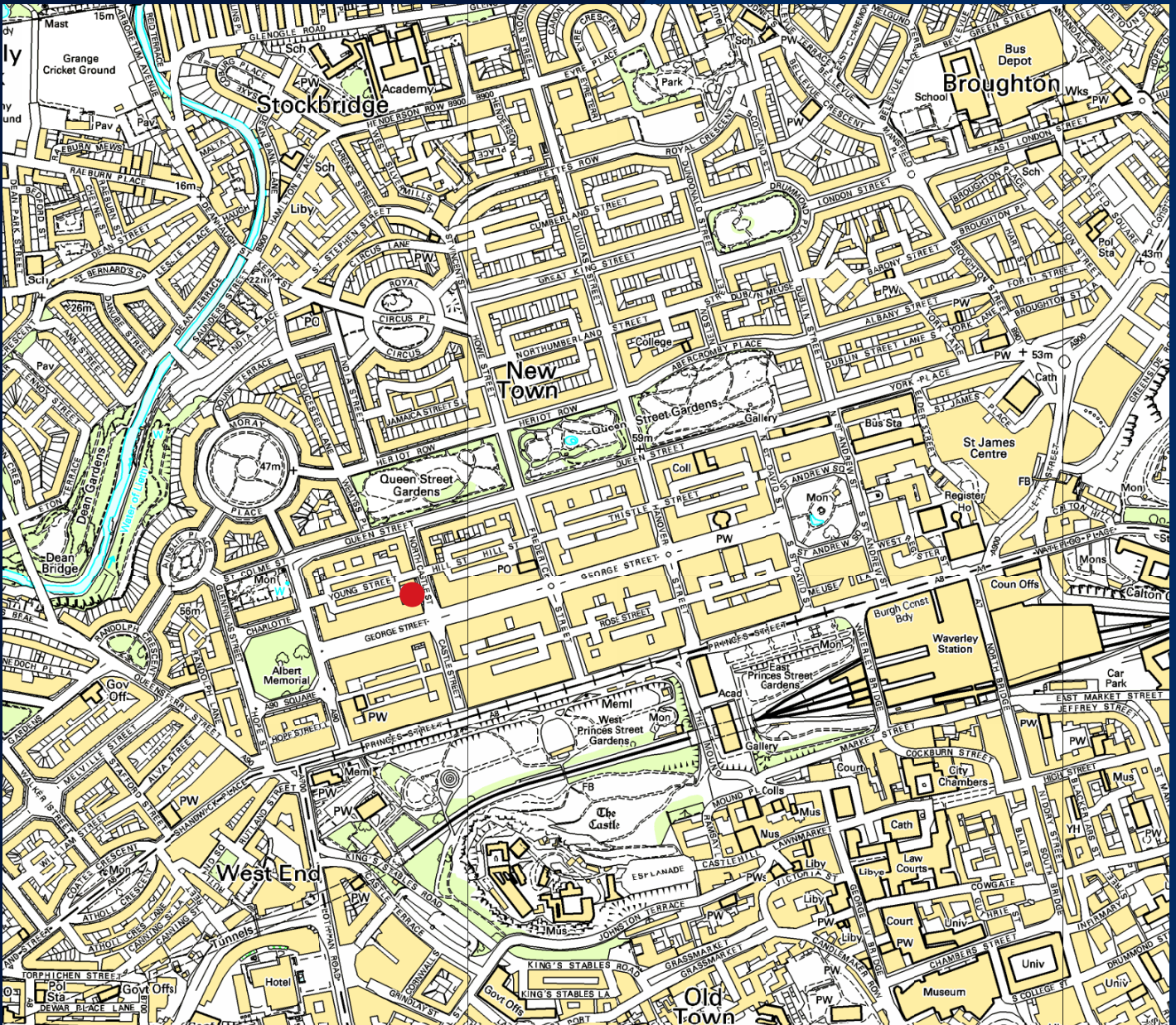
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GET IN TOUCH



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