

TO LET  
1,749 SQ FT

33

33 CASTLE STREET

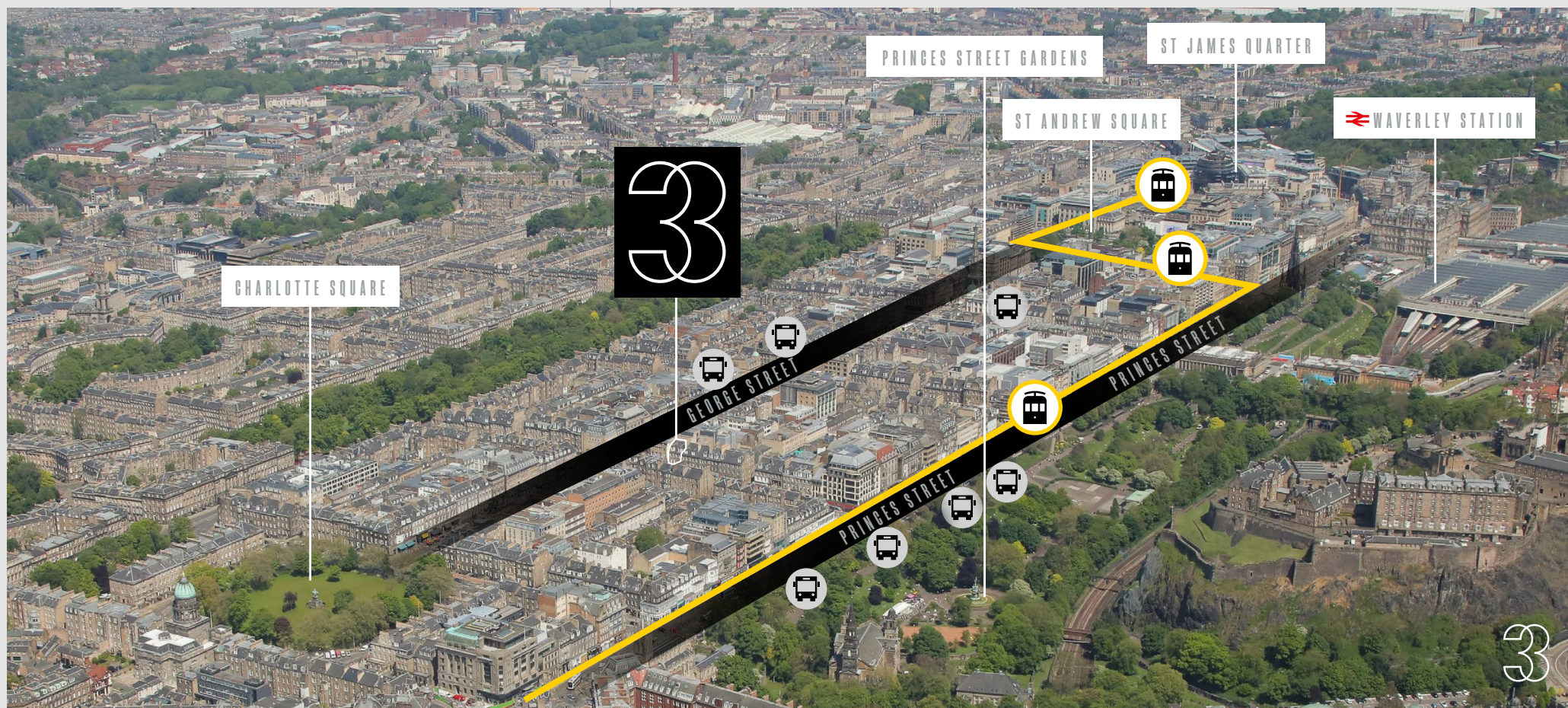
EDINBURGH  
EH2 3DN



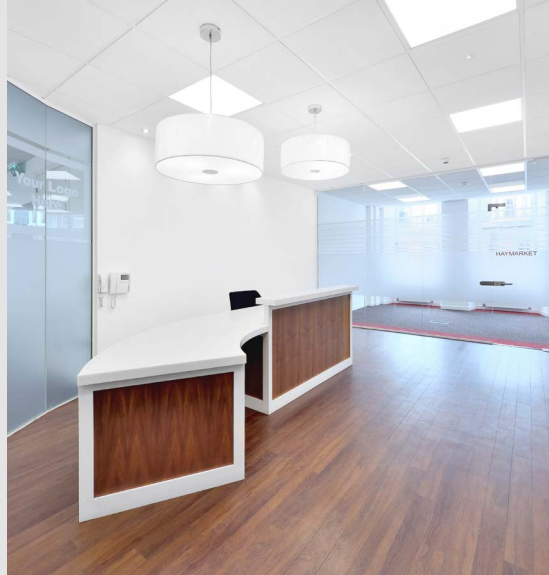
# IN THE HEART OF EDINBURGH CITY CENTRE

The property is located on Castle Street in the heart of Edinburgh city centre. This location offers occupiers abundant amenities on their doorstep including Pret a Manger, Victor Hugo, Fazenda and Chaophraya rooftop restaurant and bar. The building is also a short walk to the recently opened St James Centre.

Castle Street is served by excellent public transport links with numerous bus services in proximity providing access across Edinburgh. There is a tram halt nearby on Princes Street and both Waverley railway station and Edinburgh bus station are within easy walking distance. Castle Street also benefits from a bicycle pickup and drop off point with parking for 20 bicycles.







# REFURBISHED OPEN PLAN OFFICE SPACE

SECOND FLOOR  
1,749 SQ FT



The second floor suite provides bright, self-contained, open plan accommodation and views onto Castle Street. The suite is DDA compliant with lift access and self-contained WCs (to include a disabled toilet).

The suite benefits from existing fitout and it has the following specification:

Reception desk with  
feature lighting

2x glazed meeting rooms

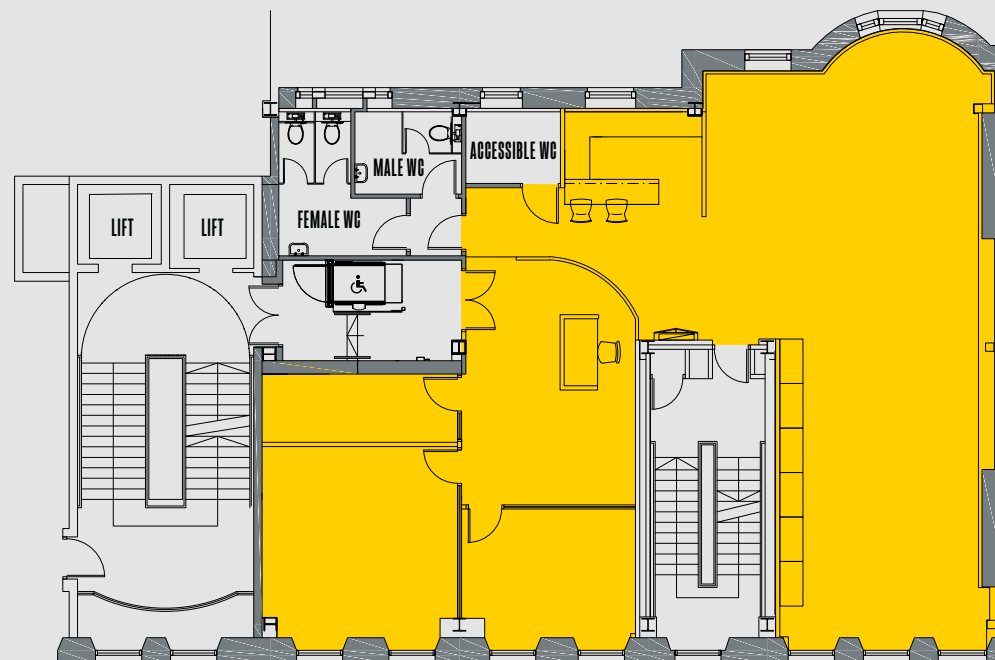
Tea prep

Shower facilities

Existing data cabling

New LED lighting

Floor-boxes



CASTLE STREET



## LEASE TERMS

The subjects are available immediately on Full Repairing and Insuring terms for a period to be agreed.

## LEGAL EXPENSES

Each party will be responsible for their own legal costs with the incoming tenant being liable for Land and Buildings Transaction Tax (LBTT) and registration dues.

## VAT

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

## RATEABLE VALUE

The incoming occupier will be responsible for the payment of all local authority rates. Any enquiries regarding this should be made to the Lothian Joint Valuation Board on 0131 344 2500.

## EPC

The floor has an EPC rating of "C". A copy of the certificate is available upon request.

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. August 2021

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## FOR FURTHER INFORMATION PLEASE CONTACT THE JOINT LETTING AGENTS.

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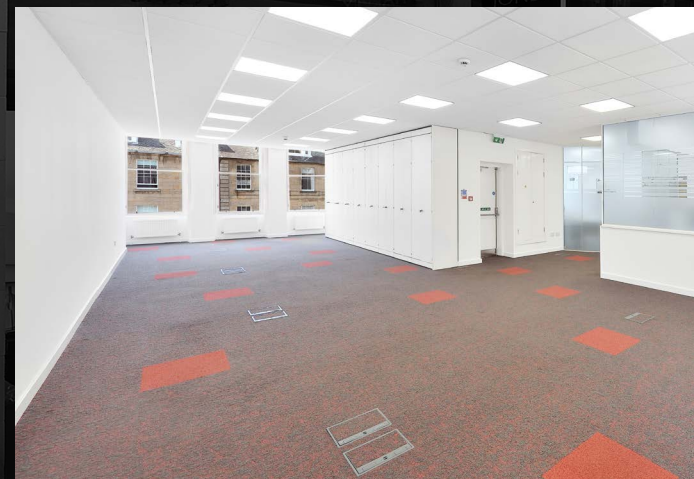
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