

To Let

Bright, open plan 3rd floor office suite
3,820 sq ft / 355 sq m



132 Rose Street
Edinburgh
EH2 3JD

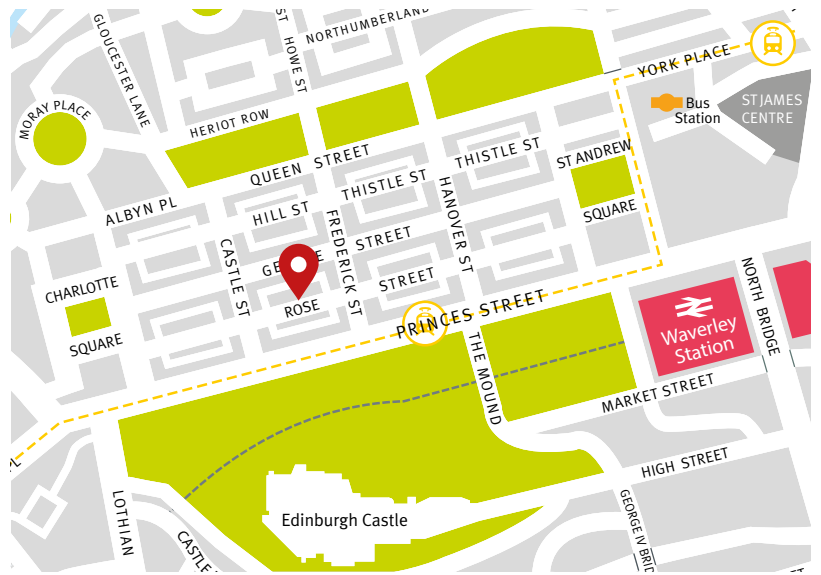
- SUPERB CITY CENTRE LOCATION
- COLUMN-FREE, REFURBISHED SPACE
- NEWLY REFURBISHED COMMON AREAS
- PARKING UNDER THE BUILDING POTENTIALLY AVAILABLE VIA SEPARATE ARRANGEMENT WITH THE LANDLORD
- PASSENGER LIFT ACCESS

LOCATION

The premises are located on the south side of Rose Street in the heart of Edinburgh city centre. Rose Street provides a variety of shops, bars and restaurants including M&S, Eteaket, Latitude Coffee, Costa and Element plus numerous independent sandwich shops for office workers.

George Street is less than a minute's walk and is host to numerous high end retailers including, LK Bennet, White Company and Jo Malone. In addition, 132 Rose Street is a short walk from St Andrews Square and the new St James Quarter development (completion expected in 2020).

132 Rose Street benefits from excellent transport links - it is a short walk to both Waverley and Haymarket Train Stations, Princes Street Bus stops and Princes Street Tram halts.



DESCRIPTION

The premises comprise a modern open plan office suite on the 3rd floor which benefits from:

- Excellent natural daylight
- Electric heating
- Phone entry system
- Dedicated male/female/disabled WC facilities
- Perimeter trunking
- Tea prep facilities
- Passenger lift access



ACCOMMODATION

The 3rd floor provides 3,820 sq ft (355 sq m), measured on a Net Internal basis.

CAR PARKING

On-site car parking could be made available; further details are available on application.

LEASE TERMS

A new Full Repairing and Insuring lease is available, terms are available on request.

SERVICE CHARGE

A service charge is applicable and details are available on request.

VAT

VAT is payable on all outgoings related to the occupation of the building.

RATES

The incoming occupier will be responsible for the payment of Local Authority Rates. We understand the premises currently has a rateable value of £54,700. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information.

ENTRY

The suite is available immediately.

LEGAL COSTS

Each party will be responsible for their own legal costs, with the ingoing tenant responsible for the payment of registration dues and any LBTT payable

EPC

The property has an EPC rating of E.

VIEWING AND FURTHER INFORMATION

For more information please contact:

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**Cuthbert
White**