



32

CHARLOTTE  
SQUARE

## TO LET

PRESTIGIOUS AND MODERNISED  
TOWNHOUSE OFFICES

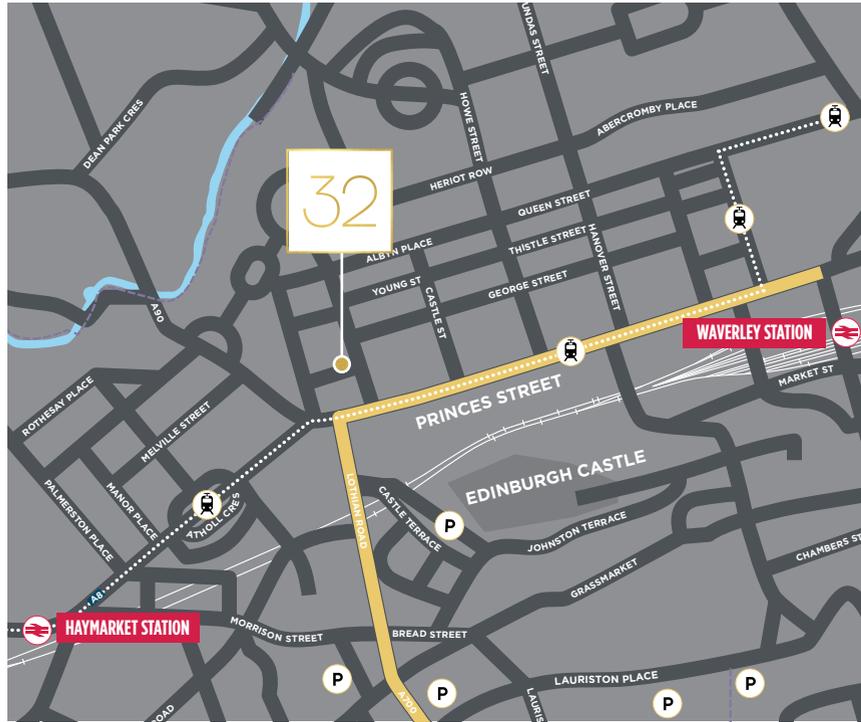
**WHOLE BUILDING AVAILABLE**



- Prime HQ offices
- Highly prominent location
- Lift access
- VRF air conditioning
- 2 car parking spaces

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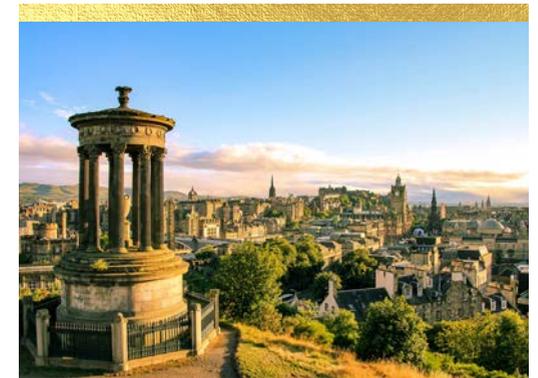
## LOCATION

32 Charlotte Square occupies a highly prominent location in the south east corner of Charlotte Square and forms part of the prestigious Charlotte Square Collection. Charlotte Square is a renowned business address and has proved popular in particular, with Edinburgh's financial services community.

Charlotte Square is situated within close proximity of Princes Street, George Street and the West End and benefits from numerous high end shops, restaurants, cafes, hotels and transport links.

The property is served by numerous bus links and is within walking distance of Haymarket and Waverley train stations and a 5 minute walk from the West End tram halt on Shandwick Place, making it an ideal location for occupiers commuting into the city centre.

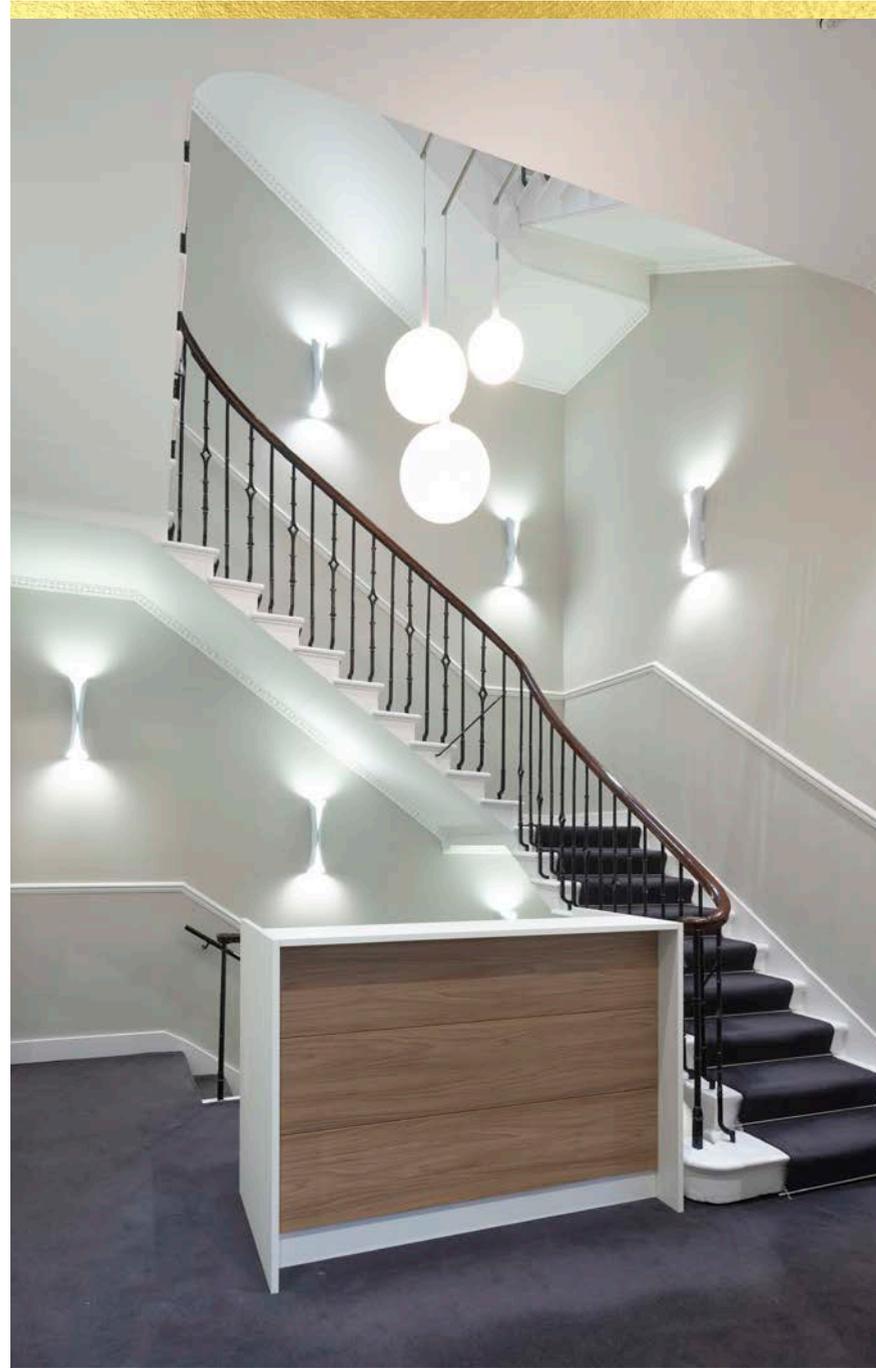
Local occupiers include Ruffer LLP, Dickson Minto, Baxters, Walter Scott and Cazenove Capital.



EDINBURGH'S  
**PREMIER**  
BUSINESS  
ADDRESS



**PRESTIGIOUS  
AND  
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OFFICES**

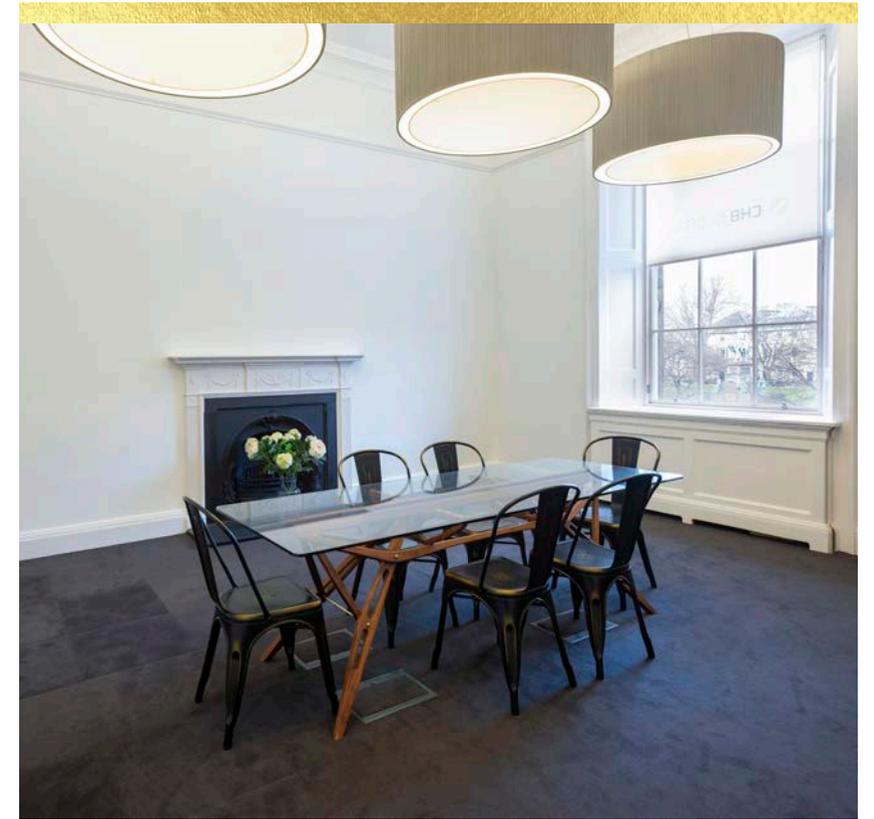


## DESCRIPTION

The property comprises a refurbished five storey corner townhouse providing a mix of high quality individual rooms and open-plan spaces with views over Charlotte Square Gardens to the north and Edinburgh Castle to the south east.

The premises benefit from the following specification:

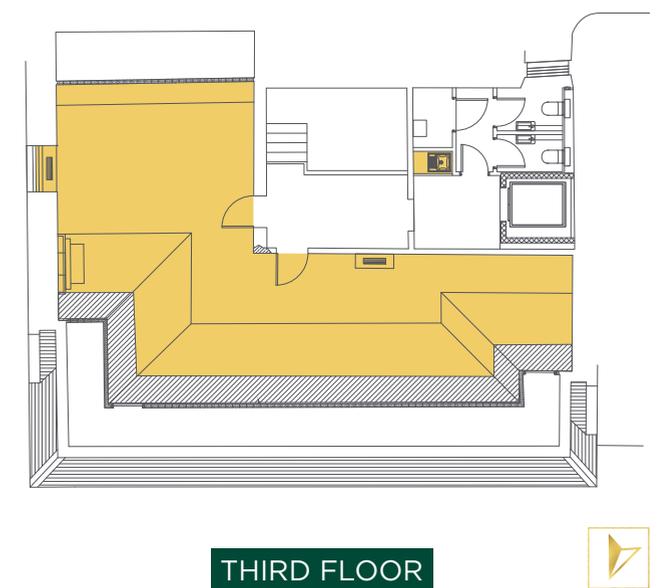
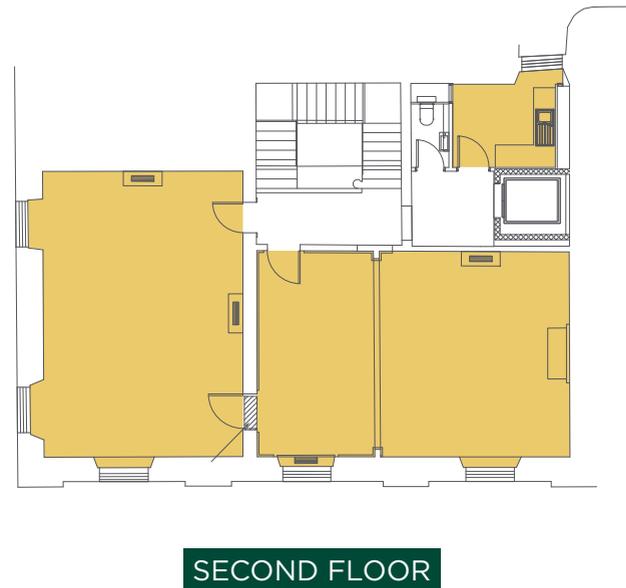
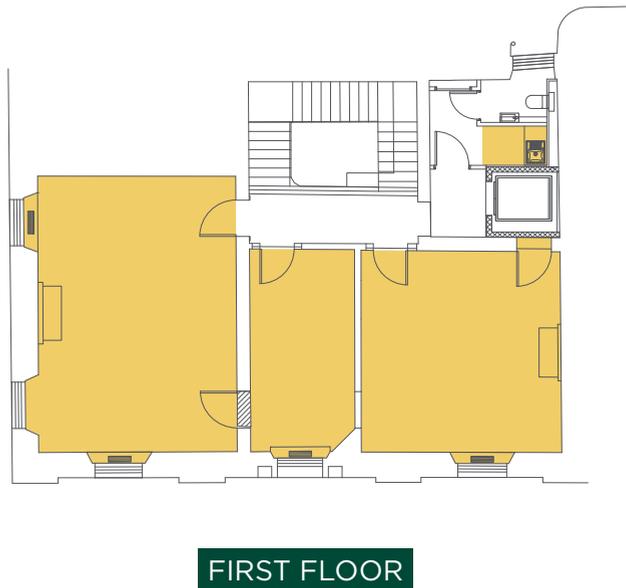
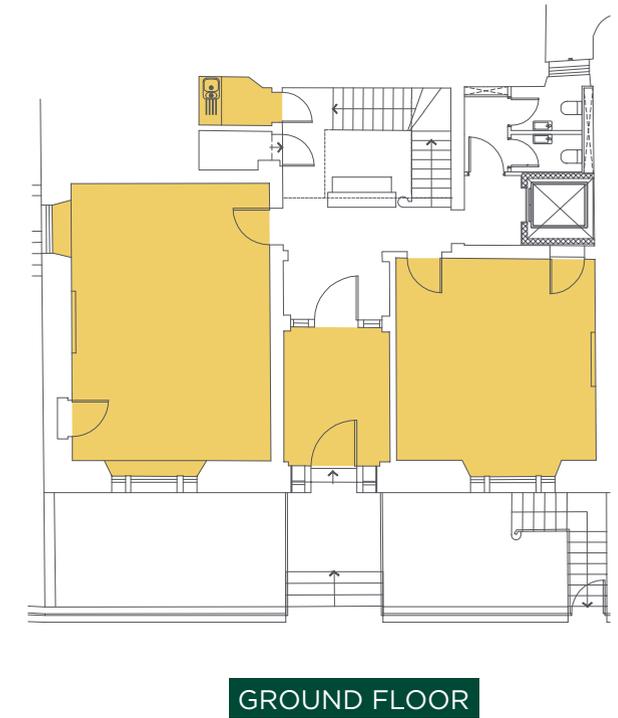
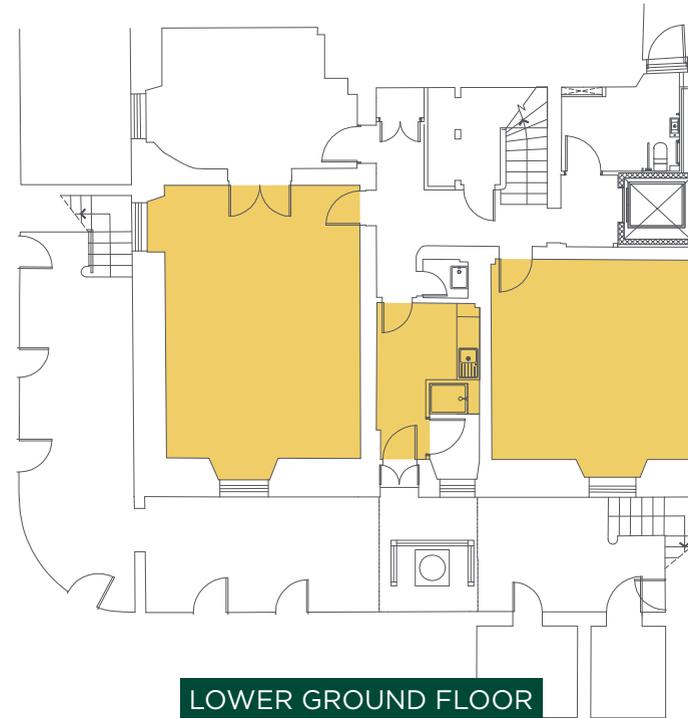
- Lift access
- Feature pendant lighting
- Fully cabled
- WC and kitchen provision on each floor
- Secure access from street level and voice entry buzzer system
- High quality boardrooms overlooking Charlotte Square Gardens



## ACCOMMODATION

The accommodation has been measured in accordance with the RICS Code of Measuring Practise (6th Edition) and comprises the following Net Internal Areas:-

DESCRIPTION	Sq. M	Sq. Ft
LGF	91.23	982
GF	72.18	777
Reception	3.99	43
1F	88.07	948
2F	95.04	1,023
3F	66.80	719
<b>Total</b>	<b>417.31</b>	<b>4,492</b>



## LEASE TERMS

The property is available by way of a lease assignment until 16th August 2026 at a passing rent of £162,357.08 per annum, inclusive of two car parking spaces. Alternatively, sub-lettings in part will be considered.

## RATEABLE VALUE

We have been informed by the Lothian Valuations Board that the premises have a rateable value of £119,700.

## EPC

The property benefits from the following EPC rating: C.

## ENTRY

The accommodation is available for immediate occupation.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner. Any Landlord costs to be shared equally between the assignee/ sub-tenant and the Head Tenant.

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

PLAY VIDEO 

## VIEWING & FURTHER INFORMATION

Viewing of the property and any further information can be provided by the joint letting agents.

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