

TO LET

25 RUTLAND SQUARE, EDINBURGH, EH1 2BW

REFURBISHED GROUND FLOOR OFFICE SUITE
WITH CAR PARKING FOR UP TO 5 CARS



Net Internal Area 66.24 sq m (713 sq ft)

Available with basement suite of 821 sq ft (Total 1,524 sq ft)

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LOCATION

Rutland Square is one of the best known business addresses in Edinburgh and is located equidistant to the West End, the Exchange District and Charlotte Square. The Square is accessed via Rutland Street from Lothian Road at the junction with Princes Street, however there is additional access directly onto both Shandwick Place and the West Approach Road. Nearby public transport facilities are excellent with Haymarket Station a further 5 minutes walk away. The subjects themselves are situated on the north side of the Square in a prominent location.

DESCRIPTION

The subjects comprise the ground floor accommodation of a traditional stone built Georgian Townhouse. Having an exclusive door from the ground floor vestibule area, the accommodation is self contained from the rest of the building.

Internally there are three principle rooms, one to the front and two to the rear. Additional WC and storage facilities lie within the accommodation.

The basement suite can also be made available providing a total floor area of 1,534 sq ft between ground and basement. Further details are available on request.

ACCOMMODATION

The subjects have an approximate Net Internal Area as follows:

Ground Floor : 66.24 sq m (713 sq ft)

The basement suite is also available extending to 821 sq ft providing a total of 1,524 sq ft. Car parking for up to 5 cars can be made available in Canning Street Lane and William Street Lane. Further information is available on request.

LEASE TERMS

Our client is seeking to let the subjects on relatively flexible terms. The annual rent would be £11,500. Any service charge, VAT and parking would be additional to this figure.

RATES

We are advised by Lothian Valuation Joint Board the property is entered in the Valuation Roll with a Rateable Value of £11,800. Under the current Small Business Bonus Scheme 2010-11 introduced by the Scottish Government the property if occupied by an occupier with business premises with a total Rateable Value between £10,001 and £12,000 then 50% Small Business Bonus relief is available. Further information is available from www.scotland.gov.uk and business.rates.enquiries@scotland.gsi.gov.uk



ENTRY

Immediate entry is available.

FURTHER INFORMATION

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