

Ryden

TO LET

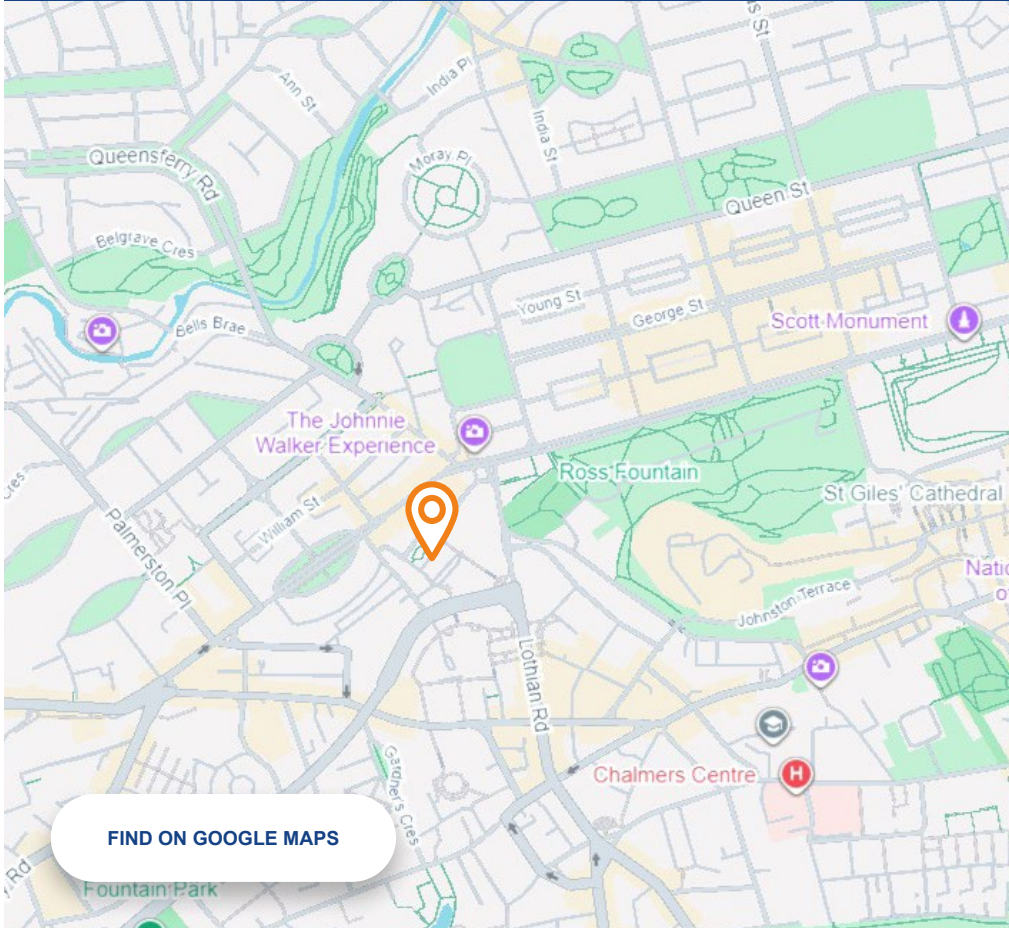
2ND FLOOR OFFICE
ACCOMMODATION
75 SQ M (803 SQ FT)



16 RUTLAND
SQUARE
EDINBURGH
EH1 2BB

TO BE REFURBISHED
CAR SPACE AVAILABLE
PRIME OFFICE ADDRESS
IN CENTRAL EDINBURGH

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Rutland Square forms one of the prime office addresses in central Edinburgh, and is at the heart of the business district joining the traditional West End office locations with the modern exchange district. Major occupiers in the immediate vicinity include Standard Life, The Royal Incorporation of Architects in Scotland and both the Consulate General of India and the Royal Norwegian Consulate General.

The property is served by an excellent public transport network, with nearby Shandwick Place the location for the West End Tram Stop. It is also one of the main arterial routes from which bus access can be gained to all areas of the city. Haymarket railway station is also within a 10 minute walking distance from the property. Public car parking is available on Rutland Square and surrounding streets.

The property benefits from excellent amenities associated with the city centre of Edinburgh, with a wide range of hotels, bars, restaurants, theatres and shops in close proximity.

DESCRIPTION

The property comprises a full townhouse building situated on the west side of Rutland Square with the available 2nd floor office accommodation arranged over four well-proportioned rooms which are to be refurbished prior to letting. In addition, there is one car parking space available to the rear of the property.

ACCOMMODATION

The subjects have the following approximate areas:-

| DESCRIPTION | SQ M | SQ FT |
|-------------|------|-------|
| 2ND FLOOR | 75 | 803 |

There is also one clear car parking space available to the rear of the property, accessed off Canning Street.

LEASE TERMS

The accommodation is available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rent of £16,500 per annum. The car parking space is available for an additional rent of £2,750 per annum.

EPC

The Property has an EPC "F" rating.

BUSINESS RATES

The current Rateable Value for the 2nd Floor is £10,200 resulting in current rates payable (2025/26) £5,328.60 but with 100% relief available via the Small Business Bonus Scheme (subject to eligibility).

VAT

All figures are quoted exclusive of Value Added Tax (VAT) which will be payable at the prevailing rate.

LEGAL COSTS

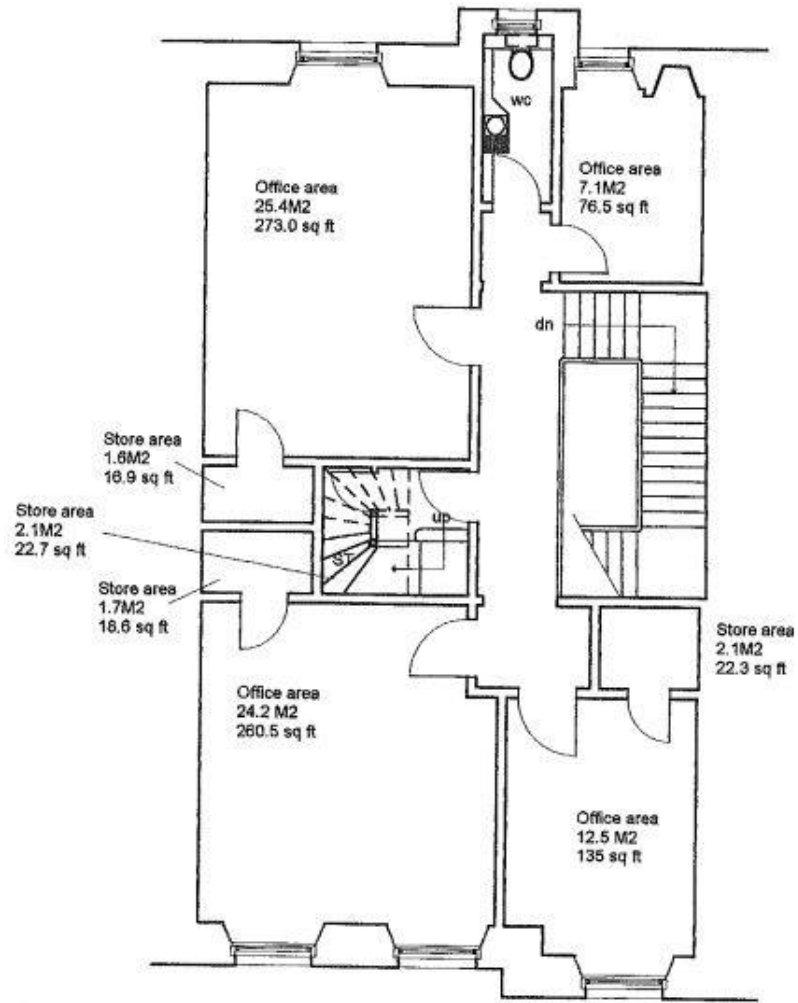
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

AML REGULATIONS

Under both HMRC and RICS Guidance, as property agents we are obliged to undertake AML diligence for both the lessors and lessees involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

**2ND FLOOR
OFFICE IN THE
HEART OF
EDINBURGH'S
BUSINESS
DISTRICT**





GET IN TOUCH

Please get in touch with our letting agent for more details.

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