

# Ryden

## TO LET

**CITY CENTRE OFFICE  
ACCOMMODATION**

**55 - 116 SQ M (595 - 1,251 SQ FT)**



**6 HILL STREET  
EDINBURGH  
EH2 3JZ**

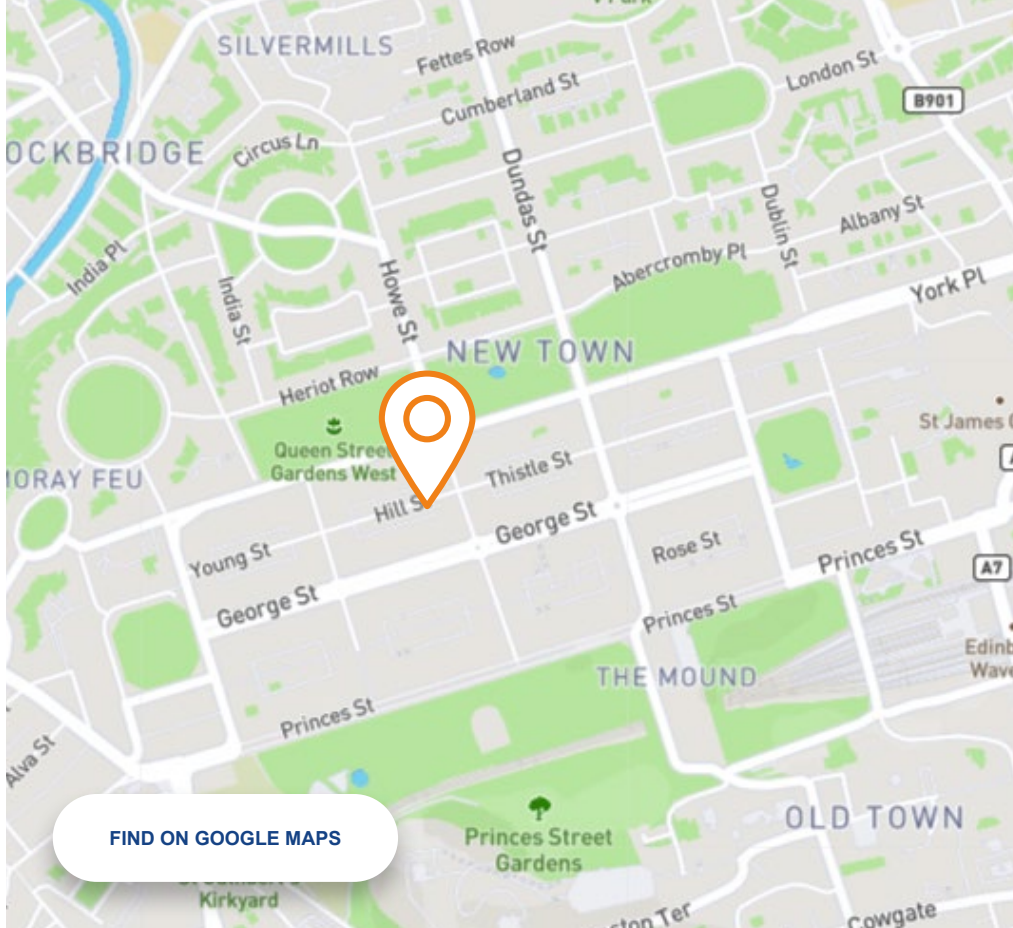
**FIRST & SECOND  
FLOOR OFFICE**

**POTENTIALLY ELIGIBLE  
FOR 100% RATES RELIEF**

**TRADITIONAL  
ACCOMMODATION WITH A  
MODERN SPECIFICATION**

**THE PROPERTY ALSO  
BENEFITS FROM ON  
STREET PARKING OUTSIDE  
THE DOORSTEP**

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



## LOCATION

Hill Street is situated in the heart of Edinburgh City Centre, running parallel to George Street, between Castle Street and Frederick Street. Hill Street is a sought after location within the New Town, with ease of access to the many restaurants, bars, cafes, and world class retailers that are situated on George Street, Princes Street and the immediate surrounding environment. An excellent public transport network serves the property, with nearby Princes Street being one of the main arterial routes from which bus and tram access can be gained to all areas of the city. Waverley train station is approximately 10 minutes walking distance from the property. The property also benefits from on street parking available outside the doorstep.







## TERMS

The first floor is available on flexible terms at a rental of £22,000 p.a., inclusive of utilities & service charge.

The second floor is available on a new lease for a period to be agreed at a rental of £20,700 pa, inclusive of utilities and a service charge.

## DESCRIPTION

The subject is a modern office within traditional Georgian, Category A Listed townhouse. The suite has recently been redecorated and re-carpeted, providing a bright and fresh finish. The accommodation offers traditional features throughout along with the following:

-  Entry phone system
-  Data cabling
-  Gas central heating
-  Storage cupboards
-  Common kitchen / tea prep facilities
-  Common Male and Female WC facilities

## ACCOMMODATION

FLOOR	SQ FT	SQ M
1ST FLOOR	656	61
2ND FLOOR	595	55
<b>TOTAL</b>	<b>1,251</b>	<b>116</b>

## TERMS

The first floor is available on flexible terms at a rental of £22,000 p.a., inclusive of utilities & service charge.

The second floor is available on a new lease for a period to be agreed at a rental of £20,700 pa, inclusive of utilities and a service charge.

## BUSINESS RATES

FLOOR	RATEABLE VALUE	RATES PAYABLE
1ST FLOOR	£9,800	£4,881
2ND FLOOR	£8,500	£4,233

100% relief on rates payable via the Small Business Rates Relief Scheme is potentially available.

Interested parties are advised to contact the Local Assessor for confirmation of rates payable.

## LEGAL COSTS

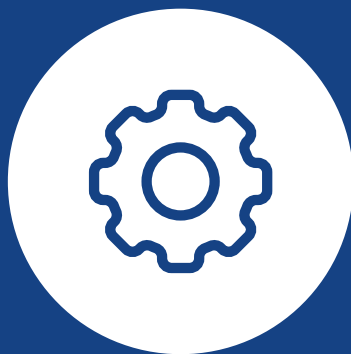
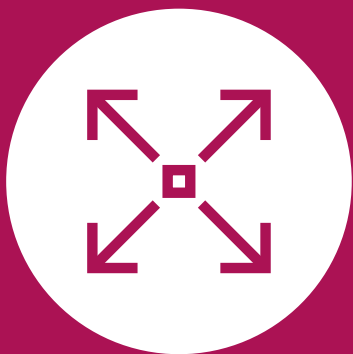
Each party will be responsible for their own legal costs in this transaction. In the normal manner, the incoming tenant will be liable for any LBTT, registration dues and VAT thereon.

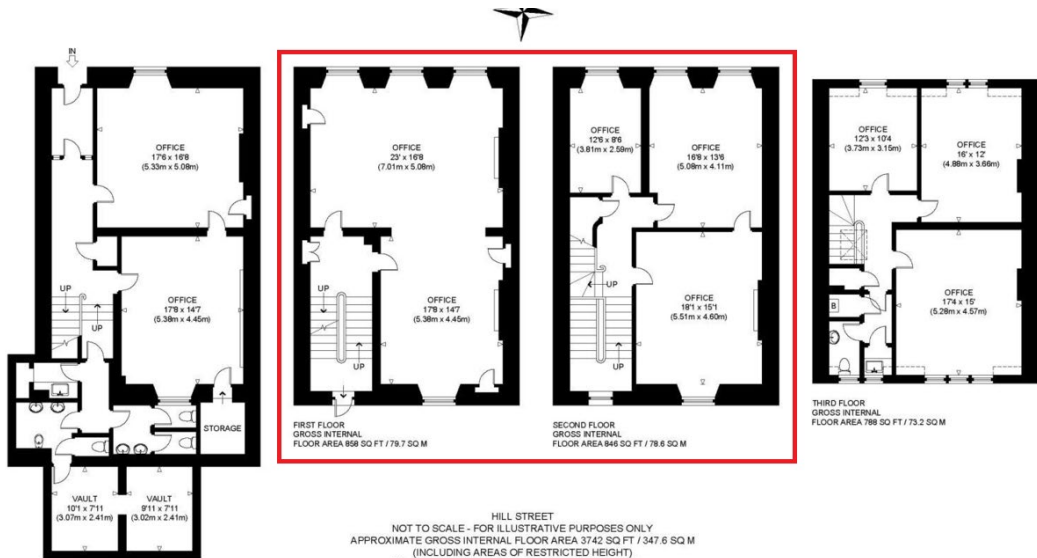
## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of F.

## VAT

All figures are stated exclusive of VAT.







FIRST FLOOR



**6 HILL STREET  
EDINBURGH  
EH2 3JZ**

**TO LET**  
**OPEN PLAN  
OFFICE  
ACCOMMODATION  
55 - 116 SQ M  
(595 - 1,251 SQ FT)**

# GET IN TOUCH

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

## Kyle Wright

T 07425 478303

E [kyle.wright@ryden.co.uk](mailto:kyle.wright@ryden.co.uk)

## Iain Taylor

T 07884 322759

E [iain.taylor@ryden.co.uk](mailto:iain.taylor@ryden.co.uk)

## Ryden

7 Exchange Crescent  
Conference Square  
Edinburgh  
EH3 8AN  
0131 225 6612  
[ryden.co.uk](http://ryden.co.uk)

# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **September 2025**

