

# Ryden

## TO LET

**TOWNHOUSE OFFICE  
ACCOMMODATION**

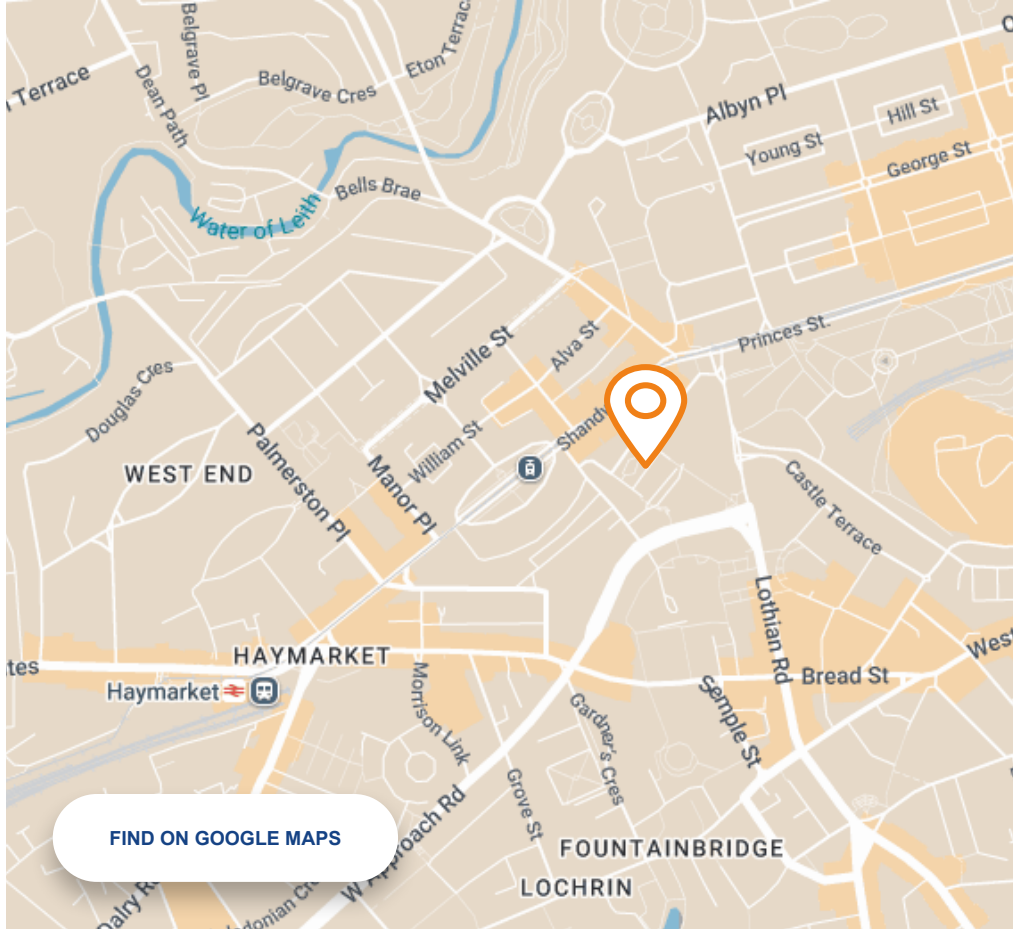
**56 - 131 SQ M (606 - 1,409 SQ FT)**



**16 RUTLAND  
SQUARE  
EDINBURGH  
EH1 2BB**

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

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## OFFICE ACCOMODATION IN THE HEART OF EDINBURGH'S BUSINESS DISTRICT



### 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 availability on the 2nd and 3rd floor

### ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
2ND FLOOR	75	803
3RD FLOOR	56	606
<b>TOTAL</b>	<b>131</b>	<b>1,409</b>

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.

### EPC

The Property has an EPC "F" rating.

### BUSINESS RATES

DESCRIPTION	RV	RATES PAYABLE
2ND FLOOR	£12,000	£5,772
3RD FLOOR	£7,000	£3,367

### 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.



# GET IN TOUCH

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

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