

# Ryden

## TO LET

**1ST FLOOR OFFICE SUITES**  
**26 - 167 SQ M (280 - 1,801 SQ FT)**



**34-36 ROSE  
STREET  
NORTH LANE  
EDINBURGH  
EH2 2NP**

**PROMINENT CITY  
CENTRE LOCATION**  
**FIRST FLOOR OFFICES**  
**FLEXIBLE TERMS  
AVAILABLE**

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FIND ON GOOGLE MAPS

## LOCATION

Rose Street North Lane is located within the heart of Edinburgh City Centre just off Rose Street, between Fredrick Street and Hanover Street. Rose Street is one of the main pedestrian walkways running from the West End of the City Centre to the East End. The location benefits from fantastic public transport links with Waverley Station, Edinburgh Bus Station and Princess Street Tram Stop all being within a 10-minute walk.

The office location also benefits from being a short walk away from the newly completed St James Shopping Centre development which hosts numerous shops, restaurants and entertainment amenities.



## DESCRIPTION

The property comprises Category C-Listed 1st floor office suites within a 4 storey corner office block. The subject offers a common stairwell, shared kitchen facility and shared WC facilities. The office space consists of 5 rooms varying in size with various options. The premises offers perimeter trunking, suspended ceiling with LED lighting and central heating from gas.

The property has existing cycle racks for use within the Ground Floor. There are currently 2 parking spaces available.

Other Occupiers within the property include Surveying Solutions, DM Stewart, Bright 3D and most recently leased DK1 Consulting Engineers on the 2nd floor.

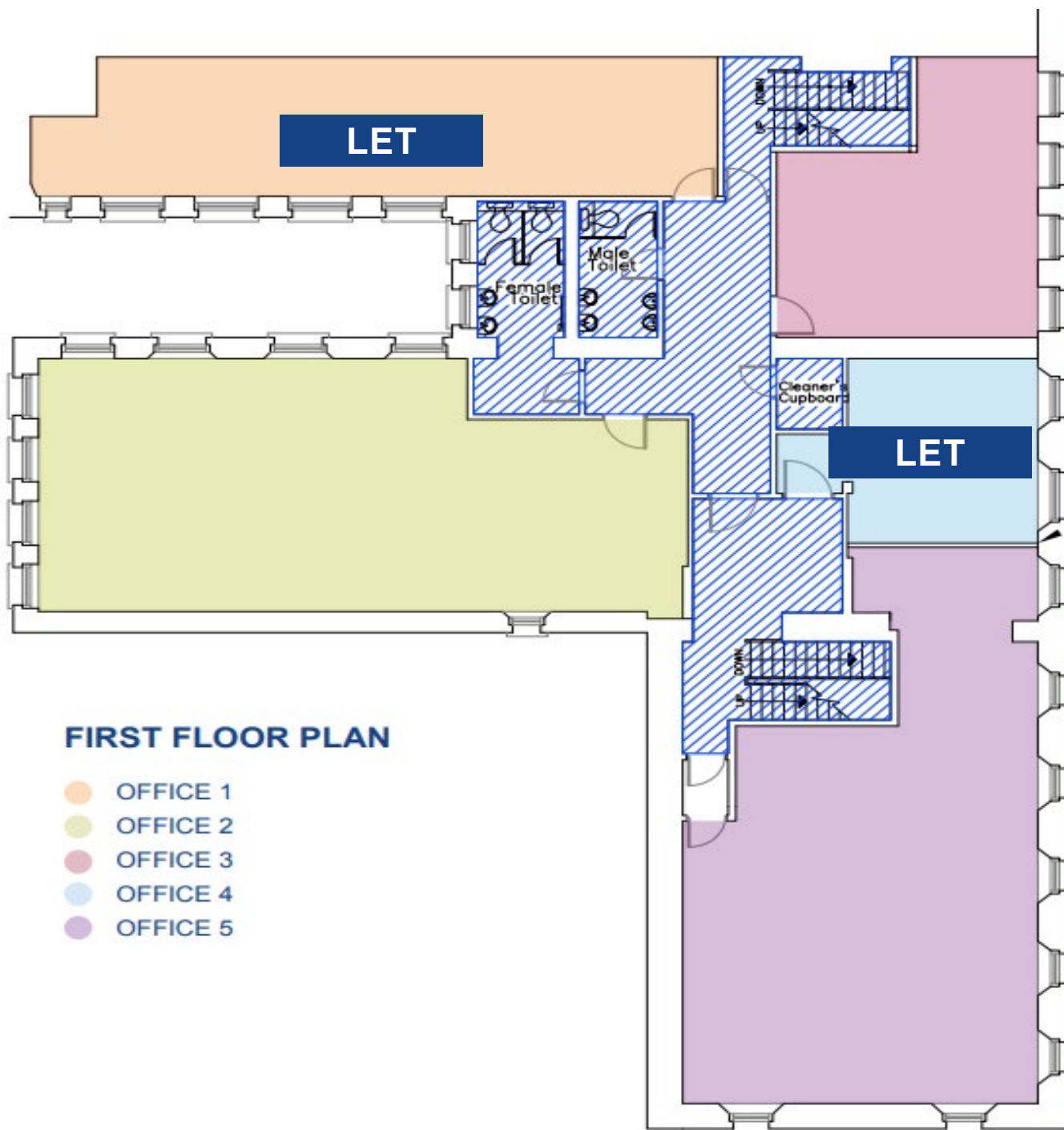
## ACCOMMODATION

The premises have been measured in line with the RICS Code of Measuring Practice (6th Edition)

The subject has the following approximate area:

FIRST FLOOR	SQ M	SQ FT
OFFICE 2	70	753
OFFICE 3	26	280
OFFICE 5	71	768
<b>TOTAL</b>	<b>167</b>	<b>1,801</b>





### FIRST FLOOR PLAN

- OFFICE 1
- OFFICE 2
- OFFICE 3
- OFFICE 4
- OFFICE 5



## LEASE TERMS

The property is available for lease for a duration to be agreed and further information is available on request from the sole letting agent.

## SERVICE CHARGE

A service charge for the upkeep of the common parts of the property is applicable with further details available from the sole letting agents.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction. In the normal manner, the ingoing tenant will be responsible for the costs associated with the registration of any lease.

## BUSINESS RATES

In accordance with the Scottish Assessors, the current ratable value of the first floor is £33,300 resulting in a rates liability of £16,583.

Depending on the space taken, Ratable Value would need to be reassessed on occupation. Small Business Rates Relief up to 100% is available.

## VAT

All figures quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC of the property is available on request.



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## VIEWING & FURTHER INFORMATION

Strictly by appointment. Please contact the agents to arrange a viewing:

### Kyle Wright

T 07425 478 303

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

### Peter I'Anson

T 07785 970 678

E [peter.ianson@ryden.co.uk](mailto:peter.ianson@ryden.co.uk)

### Ryden

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# 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. **May 2025**

