



43 Charlotte Square, Edinburgh, EH2 4HQ

- Prime City Centre Office location
- Fully refurbished floors
- Quoting rent of £27.66 psf (Exclusive of VAT)
- Total accommodation extending 1,985 sq ft (184.5 sqm)
- One secure car parking space available

LOCATION

The subject is situated on the north-east corner of Charlotte Square, positioned between George Street and Young Street, placing it in a prime location within Edinburgh's City Centre.

Charlotte Square occupiers benefit from unrivalled public transport being in close proximity to the city's extensive bus and tram network. Both railway stations are within walking distance and public car parking is available on the Square. George Street offers a high quality retail experience and a wide range of hotels, bars and restaurants are on the doorstep. Together with its formal central garden, the Square presents a refined haven within the vibrant city centre.

Nearby occupiers include Hampden Bank, Walter Scott Investments, Bute House (First Ministers office), Ruffer LLP, Peoples Post Code Lotter

DESCRIPTION

43 Charlotte Square is a Category A listed townhouse built of a traditional stone construction under a slate roof. As is typical of a townhouse, the property provides a mix of cellular rooms in various sizes over lower ground, ground and three upper floors with half landings at lower ground and first floor.

The accommodation retains a number of period features however the Landlord has also completed a comprehensive refurbishment of the property to include the following:

- LED Lighting throughout
- Fully redecorated
- CAT 6 data cabling throughout
- New floor coverings
- New gas central heating system
- Shower facilities
- Cycle storage
- Secure video door entry system



ACCOMMODATION

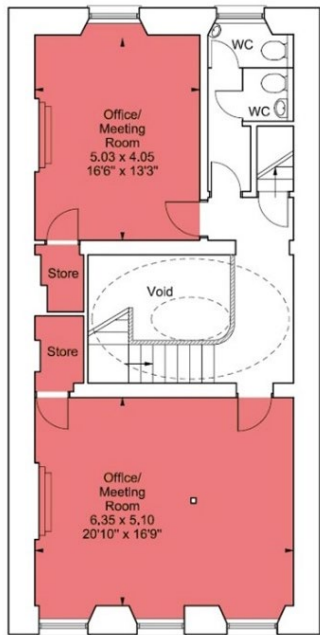
The suites extend to the following Net Internal Areas:

Floor	Sq M	Sq Ft
Lower Ground	66.9	720
Second	57	613
Third	60.6	652
Total	184.5	1,985

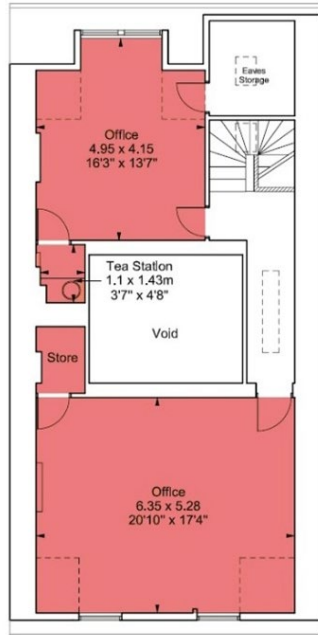
AVAILABLE FLOORS

The available space comprises the lower ground floor, second floor and third floor. Internally, these have been refurbished to a high standard to create open plan office accommodation laid out in two distinct office suites on each floor.

All floors have been completely refurbished to provide exceptional quality office space of a modern nature.



2ND FLOOR



3RD FLOOR

RATEABLE VALUES

According to the Scottish Assessors Association website the available floors have the below current rateable values:

Floor	Current Rateable Value (effective from 01/04/2023)
43 Charlotte Square (BF)	£5,200
43 Charlotte Square (BF1)	£5,100
43 Charlotte Square (2F1)	£2,150
43 Charlotte Square (2F2)	£4,550
43 Charlotte Square (2F3)	£4,600
43 Charlotte Square (3F)	£7,400

LEASE TERMS

The property is available to lease on new Full Repairing and Insuring (FRI) terms, for a period to be agreed, incorporating five-yearly rent reviews. The quoting rent for the second and third floors is £35,000 per annum (exclusive of VAT).

The landlord's preference is to lease the second and third floors together; however, consideration may be given to occupiers seeking to lease a minimum of one floor. The basement floor is also available, further details can be provided on request.

Further information regarding occupational costs such as the service charge is available upon request.

PARKING

A secure unblocked parking space located to the rear of the property is available at £3,000 per annum.

EPC

Available on request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction with the ingoing Tenant being responsible for Land & Buildings Transactions Tax and registration dues incurred.

VAT

VAT may be charged at the prevailing rate.

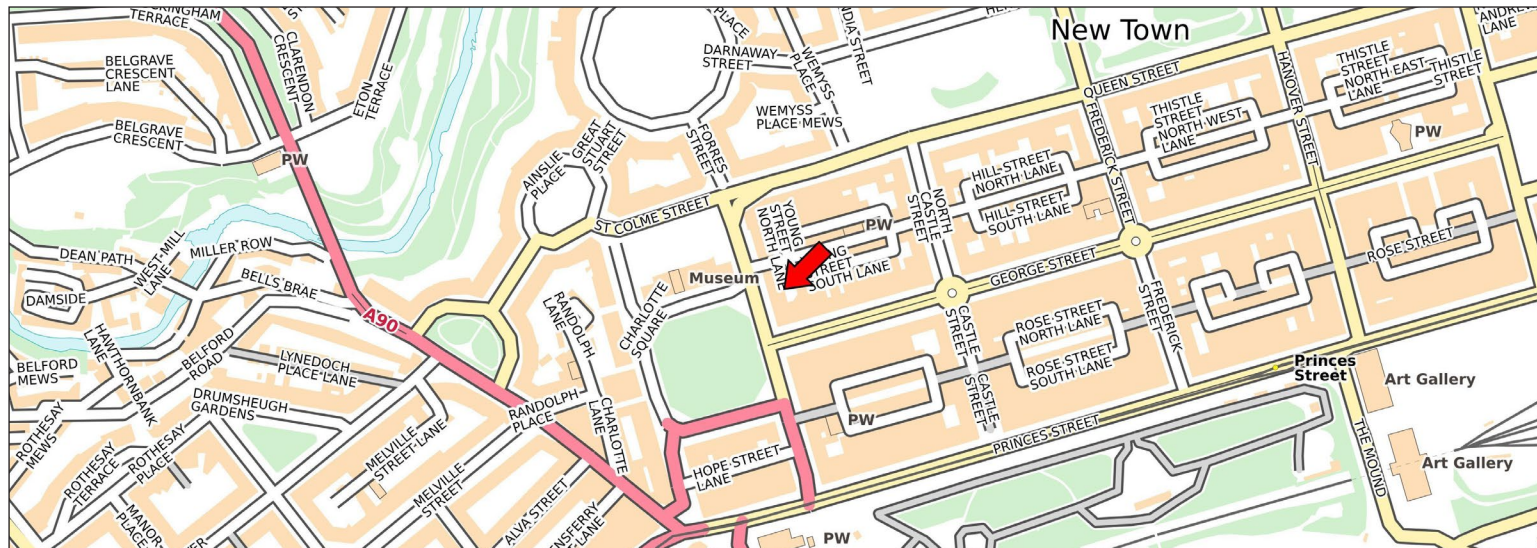
To arrange a viewing please contact:



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6. Date of Publication: August 2025