

TO LET

Hobart House, 80 Hanover Street
Edinburgh EH2 1EL

- ▶ Two refurbished open plan suites
- ▶ Fitted out suites
- ▶ Secure car parking
- ▶ 1,308 – 2,737 sq ft (121.52 – 132.77 sq m)



LOCATION

Hobart House is located on the west side of Hanover Street and occupies a prestigious location within the heart of Edinburgh's central business district. It is located less than a 10 minute walk from the St James Quarter, Edinburgh's main shopping destination, and also has immediate access to a wide range of shops, bars and restaurants.

The property is situated within close proximity to Waverley Railway Station, St Andrew Square Bus Station and the Edinburgh Tram with tram halts located on Princes Street and St Andrew Square. Other occupiers in the vicinity include **Abrdn**, **ARUP**, **HSBC** and **Morven Offshore Wind Ltd**.

DESCRIPTION

The 2 available office suites are due to be refurbished and will benefit from the following specifications:

Third Floor Suite:

- Mesh tiled suspended ceiling
- LED lighting
- New air conditioning
- Perimeter trunking with cabling
- New carpets and decoration
- Dedicated meeting room
- Kitchen facility

First Floor Suite:

- Mineral tiled suspended ceiling
- LED lighting
- Air conditioning
- Perimeter trunking with cabling
- New carpets and decoration
- Dedicated meeting room
- Kitchen facility

Building Amenities:

- Manned reception
- Lift access
- Shared male, female and accessible WCs
- Shower facilities
- Bike racks
- Dedicated car parking

ACCOMMODATION

The office suites extend to the approximate net internal floor areas:

THIRD FLOOR	1,429 SQ FT	132.77 SQ M
FIRST FLOOR	1,308 SQ FT	121.52 SQ M
TOTAL	2,737 SQ FT	254.29 SQ M

LEASE TERMS

The accommodation is available on a new full repairing and insuring lease. Full details of the quoting rental and lease terms are available from the joint letting agents.

RATING

To be assessed following the refurbishment works.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = to be confirmed

DATE OF ENTRY

The Third floor suite will be available in Q4 2024 and the First floor suite in Q1 2025.

LEGAL COSTS

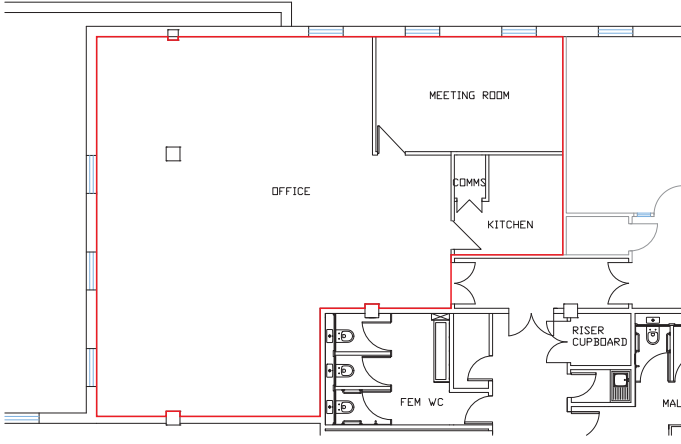
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

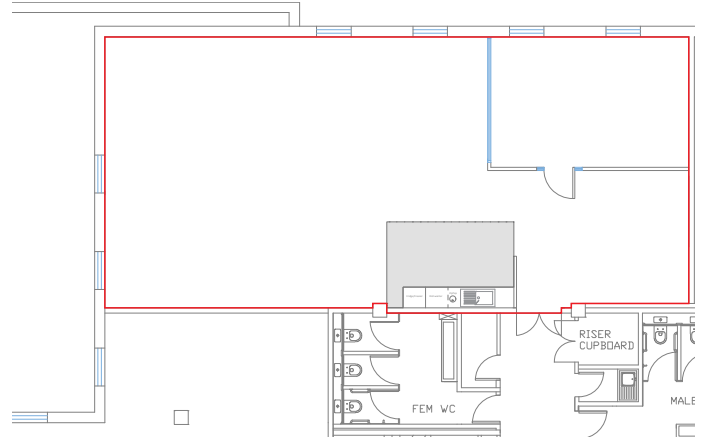
All viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or our joint letting agents Knight Frank on 0131 222 9639.

TO LET

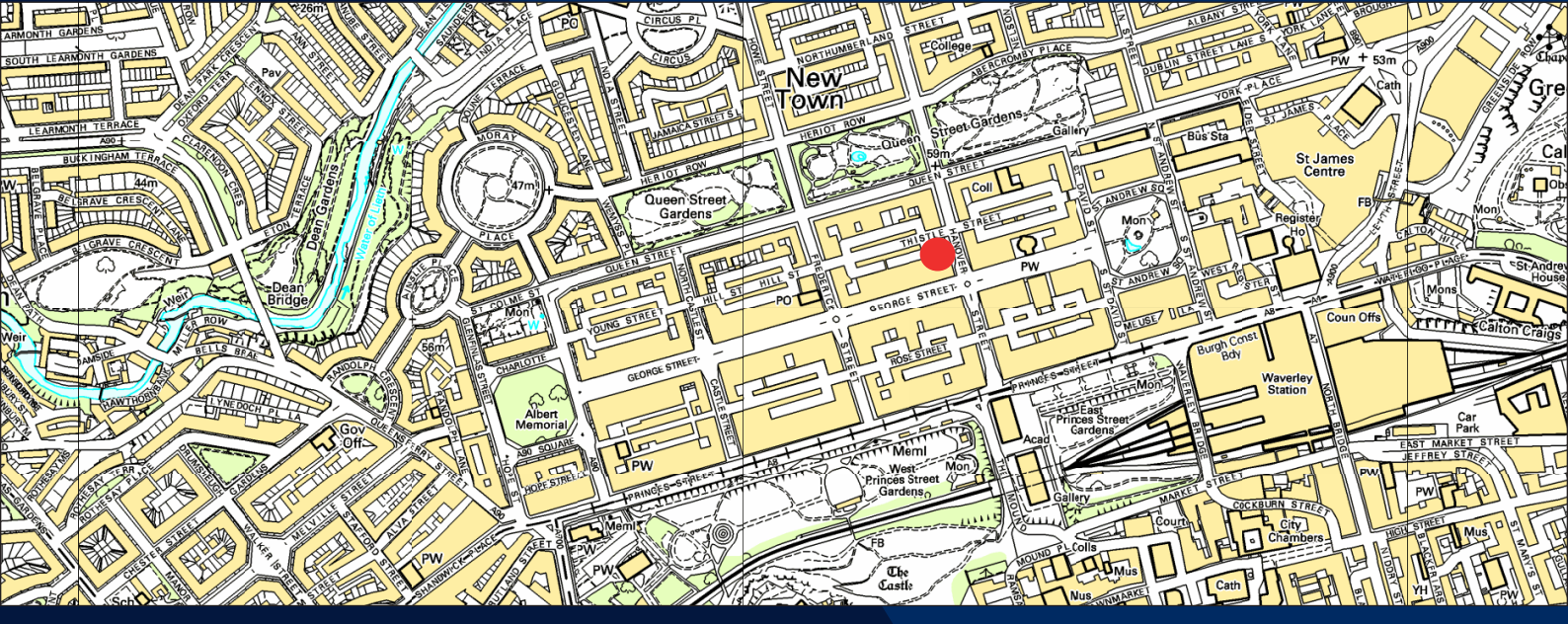
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1st floor suite



3rd floor suite



GET IN TOUCH



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