

# TO LET

First Floor  
Scotiabank House  
6 South Charlotte Street  
Edinburgh EH2 4AW

- ▶ Open plan office accommodation
- ▶ Existing fit out
- ▶ Lift access
- ▶ 1,610 sq ft



## LOCATION

Scotiabank House is located on the west side of South Charlotte Street in the heart of Edinburgh's City Centre. Situated just off Charlotte Square, South Charlotte Street provides an excellent location due to its close proximity to the amenities that complement Princes Street, Lothian Road and George Street. In addition, the new **Johnny Walker Experience** is just round the corner, which is a major attraction within Edinburgh's West End.

Numerous buses service the location and the West End Tram Halt is only a 3 minute walk from the property. Haymarket railway station is also within easy walking distance and nearby occupiers include **Emperor Design Consultants, People's Postcode Lottery, booking.com** and **Eden Scott**.

## DESCRIPTION

Scotiabank House provides modern, good quality, office accommodation behind a listed stone facade. The suite is located on the 1st floor and benefits from a specification which includes the following:

- Open plan accommodation
- Existing fit out
- Dedicated T prep
- Perimeter trunking
- Suspended ceiling with recessed lighting
- Gas fired central heating
- Air conditioning
- Lift access
- Male and female WCs on all floors

## ACCOMMODATION

The property provides the following approximate net internal area:

FIRST FLOOR	1,610 SQ FT	149.6 SQ M
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## LEASE

The subjects are available on the basis of a new full repairing and insuring lease. Details on the quoting rent are available from the sole letting agent.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2023 is **£30,100**. (Each new occupier has the right of appeal against this figure).

Based on the basic property rate of 49.8p, this rateable value will result in an estimated rates liability in financial year 2024/25 of **£14,990**.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating = B.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

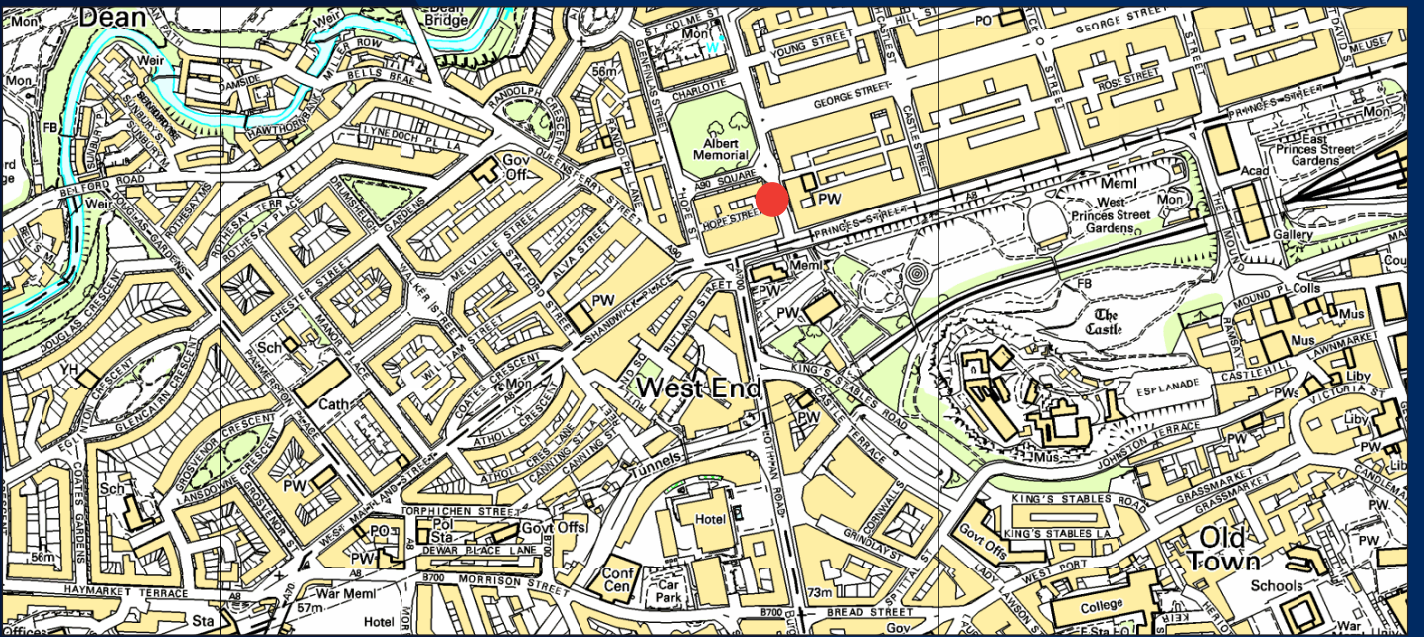
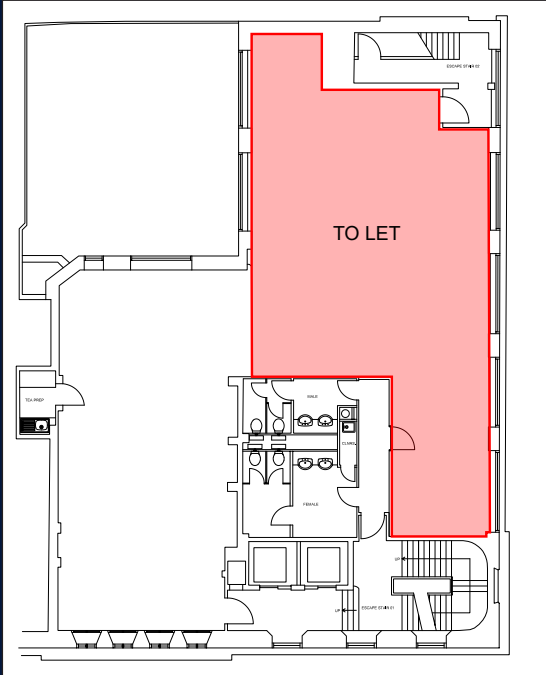
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

## VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641.

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## GET IN TOUCH



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