



40 Charlotte Square,
Edinburgh EH2 4HQ

Stunning First Floor Offices

TO LET

1,001 Sq Ft
(93 Sq M)

DESCRIPTION

Prominent first floor open plan office accommodation comprising 2 interconnecting rooms with excellent views over Charlotte Square and George Street.

- ✓ Prominent High Amenity Location
- ✓ Spectacular Views
- ✓ Flexible Open Plan Layout
- ✓ LED Lighting
- ✓ Tea Prep Area
- ✓ Air Conditioning



ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	1,001	93

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

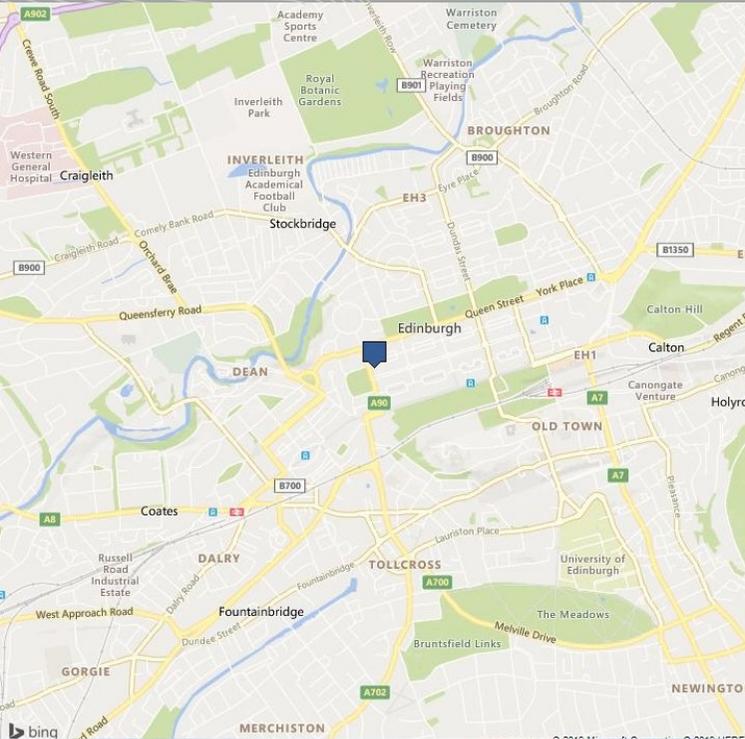
The property has a Rateable value of £16,400 p/a www.saa.gov.uk. The 2021/2022 Rate poundage is 49 pence in the pound.

EPC

EPC Rating is D.



40 Charlotte Square, Edinburgh EH2 4HQ



LOCATION

The property is prominently located on the corner of Charlotte Square and George Street in the heart of Edinburgh's historic New Town.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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Regulated by RICS 20-Sep-2023