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45 Frederick Street, Edinburgh EH2 1EP

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**TO LET**

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First Floor Offices - To Let

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1,331 Sq Ft  
(124 Sq M)

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## DESCRIPTION

Internally the space presents well and is comprised of 5 individual office rooms, tea prep area and toilets. The space is accessed via a communal shared stair with office accommodation above and a restaurant on the ground floor.

General Specification includes:

- ✔ Cellular office accommodation
- ✔ Dedicated toilets
- ✔ Kitchen/ break out area
- ✔ Existing tenant cabling
- ✔ Secure buzzer entry system
- ✔ Good natural light



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st Floor	1,331	124
<b>Total</b>	<b>1,331</b>	<b>124</b>

## 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 combined Rateable values of the 5 rooms are £19,500 as shown at [www.saa.gov.uk](http://www.saa.gov.uk).

## TERMS

The subjects are available on a new lease for term to be agreed.

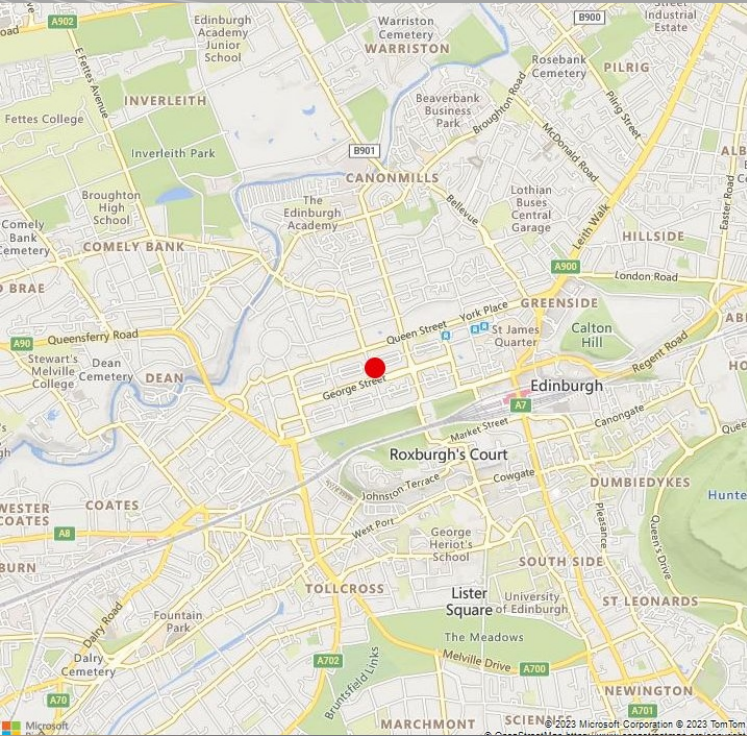
## EPC

The property has an EPC rating of E.





# 45 Frederick Street, Edinburgh EH2 1EP



## LOCATION

The subjects available comprise the floor of an attractive terraced townhouse building overlooking Frederick Street in the heart of Edinburgh's New Town. The location provides excellent staff amenity and transport options.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Geoff Scott**  
07872 822 314  
gscott@lsh.co.uk

**lsh.co.uk**

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Regulated by RICS 29-Nov-2023