



3rd floor and attic
1,543 sq ft
Quoting Rent: £POA

Floor	Size (Sq M)	Size (Sq Ft)
3 rd floor and attic	143.35	1,543

Location

The property is prominently situated on the west side of Frederick Street, between the intersections of George Street and Princes Street in the heart of Edinburgh's core city centre.

The central location provides easy access to an outstanding range of bars, cafes and restaurants within walking distance of the subject property including The Wee Restaurant, Queens Arms, Café Andaluz, Fazenda, Victor Hugo and Cairngorm Coffee.

Frederick Street is served by an excellent range of public transport links with numerous bus services in the proximity providing access across Edinburgh. There is a tram halt nearby on Princes Street and both Waverley railway station and Edinburgh bus station are within easy walking distance.

For more information, please contact:

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Description

Frederick Street forms part of a traditional Georgian terrace, providing office accommodation across three floors and attic. The common areas have recently undergone comprehensive refurbishment and deliver a striking and contemporary arrival experience.

The available suite comprises a mixture of cellular and open plan accommodation with self-contained WC and kitchen facilities.

Rateable Value

The incoming occupier will be responsible for the payment of all local authority rates.

The rateable value for the suite is £15,400. Any enquiries regarding this should be made to the Lothian Joint Valuation Board on 0131 344 2500.

<https://www.lothian-vjb.gov.uk/>

Energy Performance Certificate

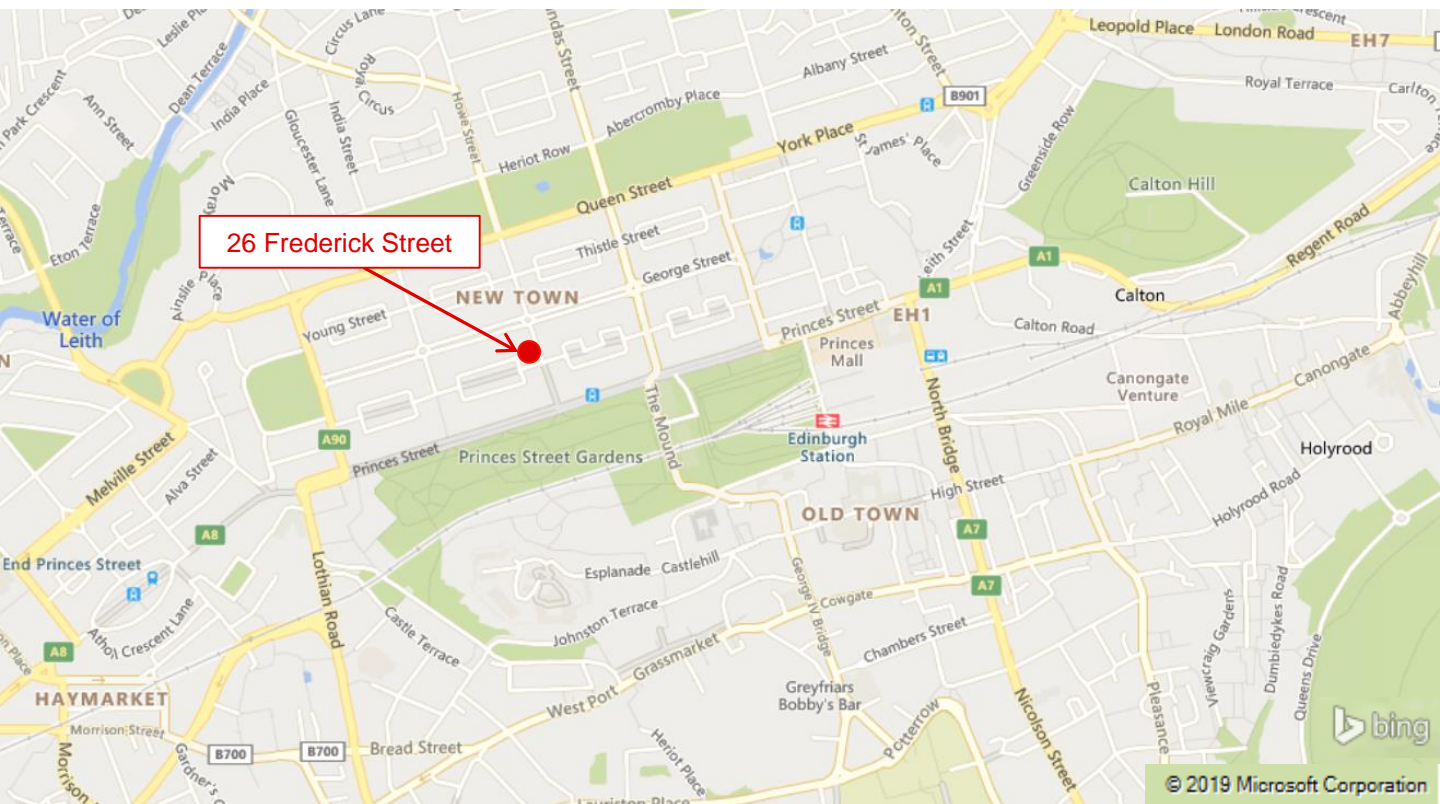
The property has an EPC rating of “D”. A copy of the certificate is available upon request.

Plant & Equipment

None of the systems or equipment in the property have been tested by the letting agents to verify they are in working order. Prospective occupiers may wish to make their own investigations.

Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.



26 Frederick Street