



Property found on [boxpod.co.uk](https://boxpod.co.uk)  
Quote Reference: Boxpod



31 Charlotte Square,  
Edinburgh EH2 4ET

**TO LET**

Stunning Townhouse Office

641 - 1,470 Sq Ft  
(60 - 137 Sq M)



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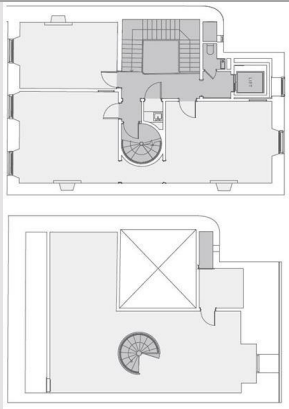
### DESCRIPTION

The available accommodation comprises a fully refurbished Grade A listed townhouse, part of the exclusive Charlotte Square Collection, which provides the most prime townhouse offices in Edinburgh.

The second floor comprises 3 office rooms, tea prep area and toilet. The third floor provides open plan accommodation accessed via an attractive spiral stair.

The accommodation is of the highest quality including LED and modern pendant lighting, air conditioning, data cabling and lift access.

- ✔ Furniture Available
- ✔ Structured cabling in place
- ✔ Air Conditioning
- ✔ Available as a whole or floor by floor
- ✔ Tea prep and toilet facilities
- ✔ Shower
- ✔ Lift Access
- ✔ 1 Car Parking Space (available separately)



### ACCOMMODATION

Net Internal Areas	sq ft	sq m
Second Floor	829	77
Third Floor	641	60
<b>Total</b>	<b>1,470</b>	<b>137</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 Value for both floors is £32,400 p/a. Exemptions may be applicable on floor by floor basis.

### TERMS

The property is held on a Full Repairing & Insuring Lease available by way of assignation or sub let until expiry of the lease on 30 September 2024.

### EPC

The property has an EPC rating of C





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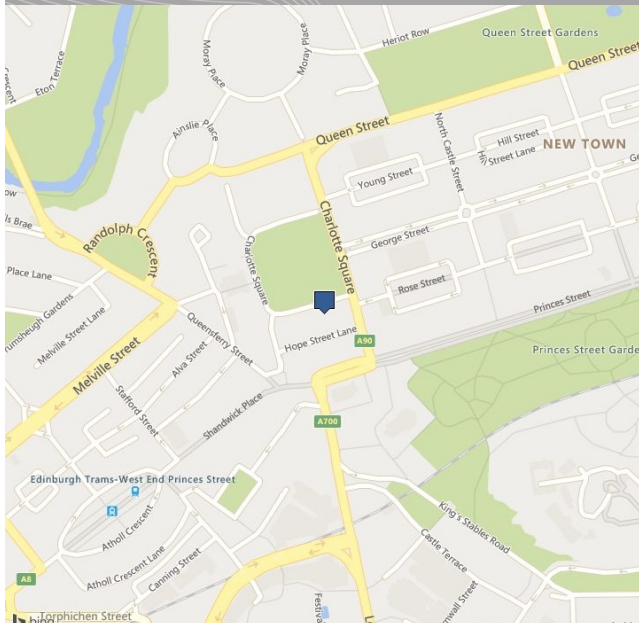




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### LOCATION

The property is located on the south side of Charlotte Square close to its intersection with South Charlotte Street in the heart of Edinburgh's city centre. The property is approximately a 10 min walk to either Haymarket or Waverley Rail Stations and benefits from numerous bus routes on nearby Princes Street. The nearest tram stop less than a 5 min walk.



### VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Geoff Scott  
07872 822 314  
[gscott@lsh.co.uk](mailto:gscott@lsh.co.uk)

[lsh.co.uk](https://lsh.co.uk)

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Regulated by RICS 20-Sep-2023