



**BNP PARIBAS
REAL ESTATE**

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To Let

2nd Floor Office

49 North Castle Street
Edinburgh EH2 3BG

Office

195-717 sq ft (18.14-66.6 sq m)



Location

The premises are located on North Castle Street within the core city centre, bounded by Queen Street to the north, Frederick Street to the east, George Street to the south and Charlotte Square to the west.

The area benefits from the usual city centre amenities, with excellent public transport links, on street public car parking and access to numerous retail and leisure facilities all in close proximity.

Description

49 North Castle Street occupies an end-terrace position at the junction of North Castle Street and Hill Street. The subjects provide office accommodation over a number of floors and the available accommodation is on the 2nd floor.

The secure entrance leads to a refurbished stairwell with modern finishes throughout. The office accommodation is located to the rear of the building overlooking Hill Street and provides a bright office accessed directly from the main stair.

The office benefits further from the following specification:

- Electric heating
- Wall storage within office
- IT cabling and small power installed
- Kitchen and WC facilities
- Secure entry phone system

The office can be made available with furniture, with services included (telephone and internet excluded).

Terms

The accommodation is available to let on a flexible sublease with a minimum term of 1 year.

Further details on occupational costs can be provided from the sole agents.

Rateable Value

The rateable value of the subjects are listed below £10,000 therefore 100% rates relief is available through the Small Business Bonus Scheme.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction with the ingoing sub-tenant being responsible for any Land and Building Transaction Tax, Registration Dues and any VAT at the prevailing rate.

VAT

VAT will be payable on all costs at the prevailing rate.

Viewing & Further Information

Viewing is strictly by appointment only through the letting agents.

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