

TO LET

First Floor North
2,723 sq ft

26 FREDERICK STREET

Edinburgh, EH2 2JR

- ◇ High quality refurbished office accommodation
- ◇ Centrally located
- ◇ Contemporary look and feel



LOCATION

26 Frederick Street 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 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 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.

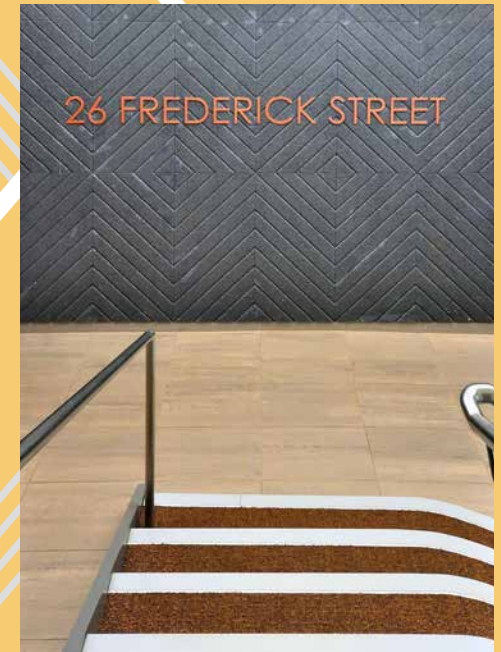


DESCRIPTION

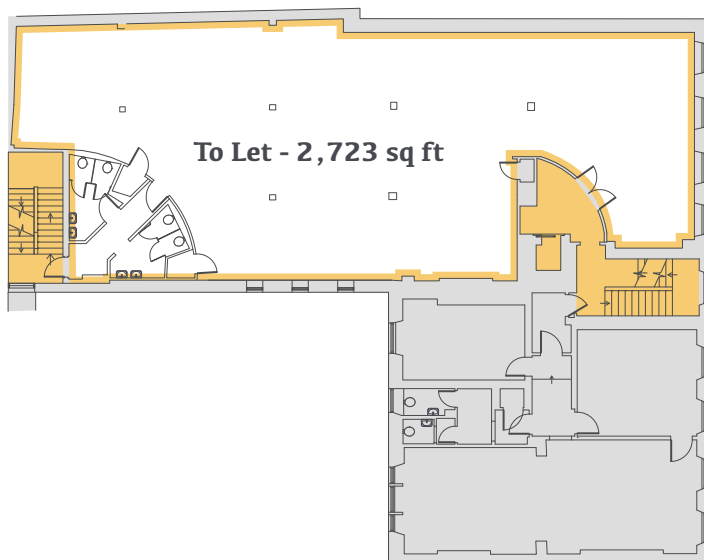
26 Frederick Street forms part of a traditional Georgian terrace, providing office accommodation across three floors. The common areas have recently undergone comprehensive refurbishment delivering a striking and contemporary arrival experience.

The available office accommodation on the first floor comprises a high quality self-contained suite.

The suite has been comprehensively refurbished and benefits from a new suspended ceiling with integrated LED lighting, new floor coverings, upgraded WC facilities and redecoration throughout.



FLOORPLAN



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RATES

The incoming occupier will be responsible for the payment of all local authority rates. It is recommended that interested parties contact Lothian Valuation Joint Board directly for rating information (0131 344 2500).

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL EXPENSES

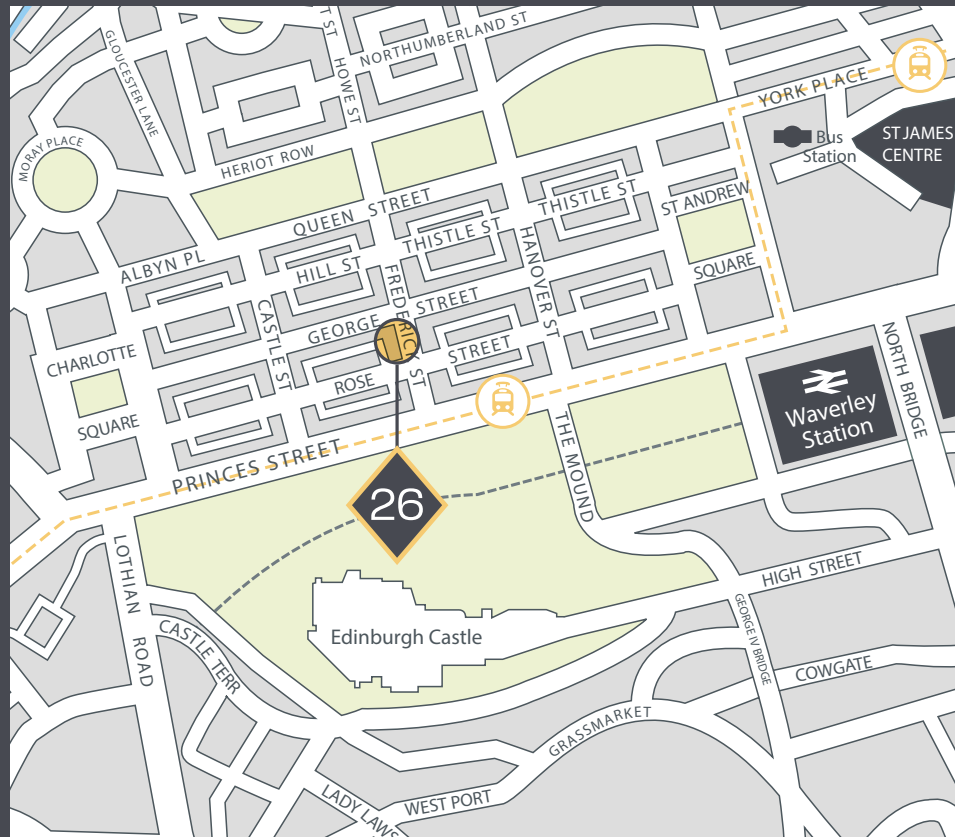
Each party to bear their own costs in the documentation of this transaction with the ingoing occupier liable for any registration dues, LBTT and VAT incurred thereon.

VALUE ADDED TAX

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

LEASE TERMS

The subjects are available immediately on Full Repairing and Insuring terms for a period to be agreed.



VIEWING & FURTHER INFORMATION

For further information or viewing arrangements please contact:

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