



Galbraith

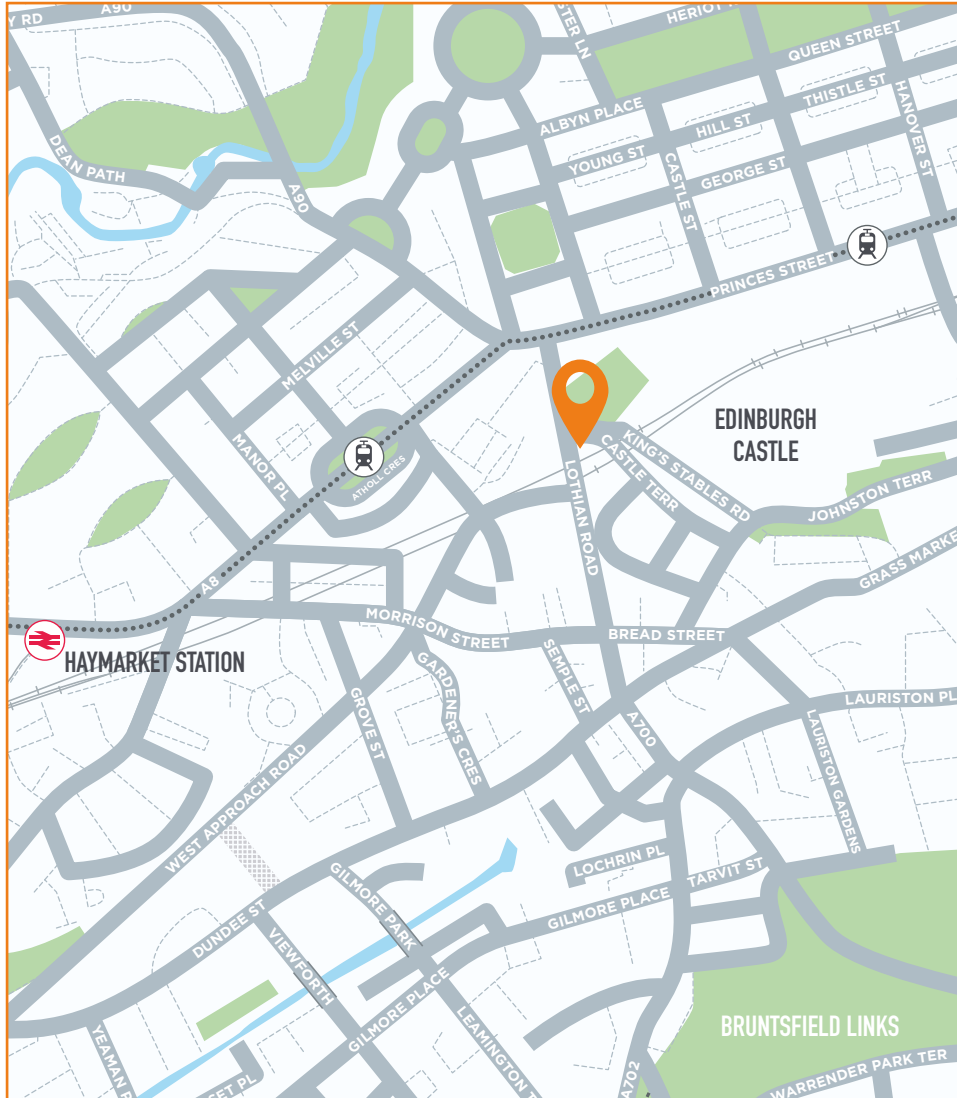
TO LET
FULLY FITTED OFFICE SUITE

2ND FLOOR, 2 CASTLE
TERRACE, EDINBURGH, EH1 2DP
2,958 SQ FT (275 SQ M)

galbraithgroup.com

LOCATION

2 Castle Terrace is located in the heart of Edinburgh's commercial hub and benefits from excellent transport links and amenities with Edinburgh's main retail and leisure thoroughfares in close proximity.



TRANSPORT LINKS



Rail

Haymarket 0.7 miles
Waverley 0.8 miles



Tram

Princes Street Stop 0.4 miles
West End Stop 0.3 miles



Bus

Bus stop adjacent
to property



DESCRIPTION

2 Castle Terrace is arranged over 5 storeys, accessed via a prestigious entrance leading into a contemporary ground floor reception. Lift and stair access is provided to the offices and end of journey facilities.

The second floor office suite is offered with the benefit of a high quality fit-out including 2 meeting rooms, collaboration space, a fully fitted kitchen with break out area, together with 4 demised WCs.

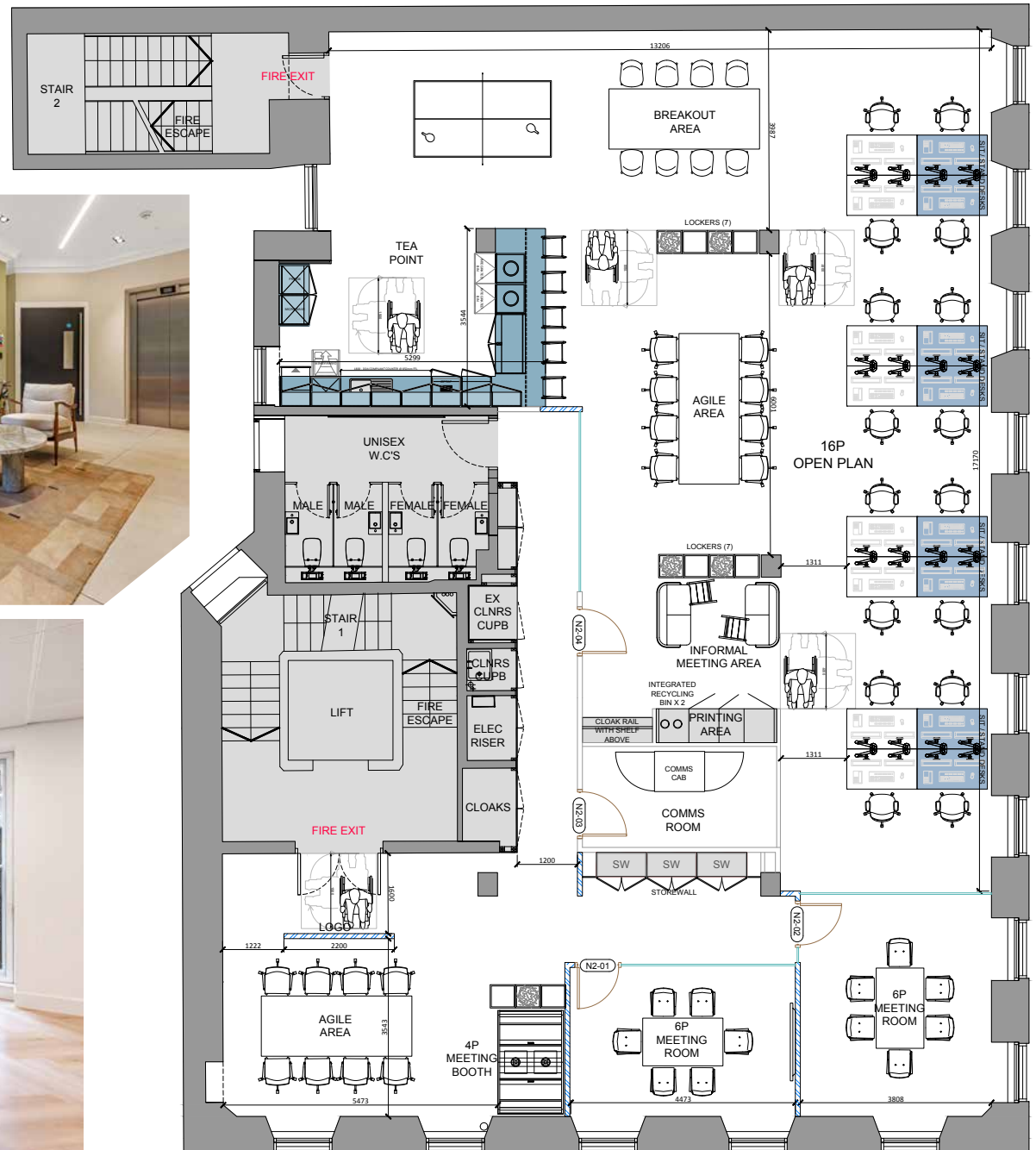
SPECIFICATION:

- High quality fit-out
- EPC rating B
- Raised access floors
- LED lighting
- Air conditioning
- Secure entry system
- Demised WC facilities
- Modern kitchen facility with designated breakfast bar seating
- Lift access
- 2 car parking spaces. Additional parking can be secured at the nearby NCP Castle Terrace Car Park.
- Changing rooms with showers, lockers, drying facilities and WC's
- Secure bike storage



ACCOMMODATION

Net Internal Area: Second Floor 2,958 sq ft (275 sq m).



RATEABLE VALUE

The current rateable value is £71,400 per annum. For more information, interested parties should contact the local assessor's department.

LEASE TERMS

Our client is looking to dispose of their leasehold interest in the suite which runs to 25th May 2027. Extended terms may be negotiated, subject to covenant.

SERVICE CHARGE

The building's common parts are maintained via a service charge.

EPC

EPC rating of B-24

VAT

The building is elected for VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction. The tenant will be responsible for stamp duty/LBTT, registration dues.

ENTRY

On completion of legal formalities.

ANTI-MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence for all parties involved in the transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed.

FURTHER INFORMATION

Interested parties are advised to note interest with the sole letting agents. Viewings are by appointment only.

For additional information please contact:

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The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.

Galbraith is a trading name of CKD Galbraith LLP registered in Scotland number SO300208 with registered address 4th Floor, 18 George Street, Edinburgh, EH2 2PF.

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