

# TO LET

**High quality office suite with shared services, adjacent to Waverley Station**



## **1-3 Cockburn Street, Edinburgh, EH1 1QB**

- Self-contained 2<sup>nd</sup> Floor Office Suite
- 121 sq m (1,302 sq ft) Net internal area
- Prominent central location – opposite Waverley Railway Station
- Bike storage
- Shower facilities
- Tea prep
- Manned reception



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2 Castle Terrace, Edinburgh, EH1 2EL

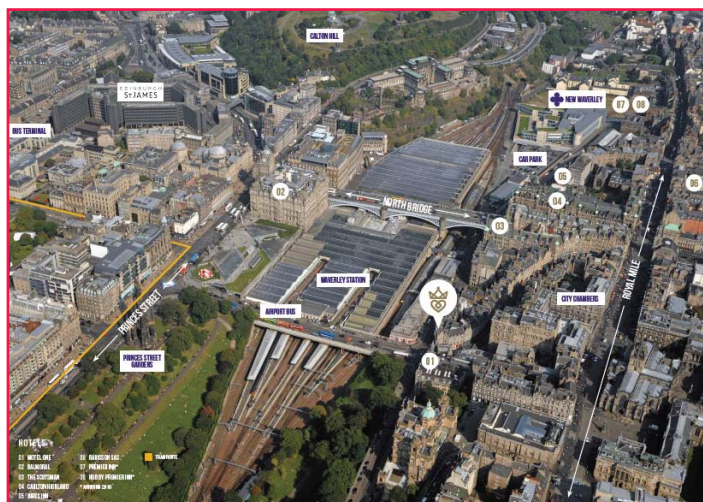
# 1-3 COCKBURN STREET, EDINBURGH, EH1 1QB



## Location

The suite is located within the offices of The Royal Edinburgh Military Tattoo on Cockburn Street, in Edinburgh's old town, which provides a serpentine link from the Royal Mile to Waverley Station. The property sits in a prominent position on the corner of Market Street and Cockburn Street, opposite Waverley Railway Station. The surrounding area is predominantly characterised by local retail, leisure and residential property. Nearby occupiers of note include Motel One, The Scotsman Hotel and Lothian Buses.

Princes Street lies to the North of the property where numerous bus routes and the tram link are situated, providing easy access throughout Edinburgh.



## Description

The property comprises a B listed Scots Baronial corner block arranged over basement, ground and four upper floors. The vacant suite is accessed from Cockburn Street and is self-contained. It is located on the 2nd floor, and includes a tea prep area and benefits from lift access. The basement of the property is given over to staff welfare facilities including bike storage, shower facilities and a generous staff kitchen/break out area. There is also a manned reception during working hours and large boardroom and conference room available to hire within the building. The space is of a modern specification whilst still retaining a number of period features benefitting from the following features:-

- Perimeter trunking
- Suspended LG3 sensor lighting
- A mixture of timber and carpet floor coverings
- Traditional sash and case windows
- Perimeter radiators

The property also benefits from a communal landscaped courtyard which is accessed to the rear of the main reception and is available for tenants to use.

## Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practise (6th Edition) and comprises the following Net Internal Areas:-

Description	Sq M	Sq Ft
2nd Floor	121.0	1,302
<b>Total</b>	<b>121.0</b>	<b>1,302</b>

## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

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## Lease Terms

The accommodation is available To Let on flexible Full Repairing & Insuring Terms.

Further Information is available on request from the sole letting agent.

## Rateable Value

We have been informed by the Lothian Valuations Joint Board that the premises are entered into the valuation role as follows:

Office: £26,230

## EPC

The property benefits from the following EPC rating: D

## Entry

Available for immediate occupation

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. Land and Buildings Transaction Tax is the responsibility of the incoming tenant in the normal manner.

## VAT

All prices, rents and premiums are quoted exclusive of VAT.

## Viewing and Further Information

Viewing of the property and any further information can be provided by the sole letting agent.

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