

TO LET

Office Suite

1ST FLOOR OFFICE ACCOMMODATION WITH FLEXIBLE LEASE TERMS AVAILABLE



Stanhope House, Stanhope Place, Edinburgh, EH12 5HH

- Modern open plan office suite
- Totalling 69.39 sq m (746.9 sq ft) net internal area
- Close proximity to Haymarket & tram transport hub
- Car parking available
- Flexible terms offered



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2 Castle Terrace, Edinburgh, EH1 2EL

STANHOPE HOUSE, STANHOPE PLACE, EDINBURGH, EH12 5HH

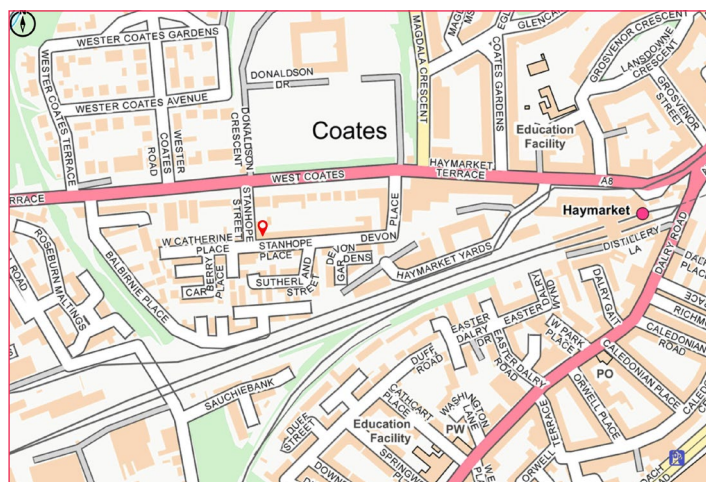


Location

Stanhope House is prominently situated at the corner of Stanhope Place and Stanhope Street, a short distance from the junction with Wester Coates (A8), a main arterial road linking West Edinburgh to Haymarket and the City Centre.

The immediate surroundings feature a blend of residential, retail, and office spaces. The local area is currently experiencing significant investment, highlighted by the nearly completed £350 million Haymarket mixed-use development by M&G. Additionally, there are plans to convert the nearby Osbourne House into a hotel by S Harrison and to redevelop the nearby office buildings Roseberry House and Elgin House. The property is surrounded by numerous local amenities, including a Tesco Express on West Coates. Additionally, it is just a 15-minute walk from Murrayfield National Stadium.

The property boasts excellent connectivity, with the Haymarket transport hub just a 10-minute walk away. This hub offers access to Edinburgh's main commuting rail station, the city's bus network, and the Edinburgh Trams.



Description

The property comprises a modern three storey building, split internally to provide six open plan office suites. Access is provided via a shared entrance hall off Stanhope Place and from a courtyard to the rear. The Courtyard also provides dedicated car access and demised car parking spaces.

The suite is due to be redecorated and will benefit from the following features:

- Suspended mineral tile ceiling (throughout part)
- LED lighting
- Painted plaster walls
- Raised access flooring and floor boxes
- New carpets throughout
- York electric heaters
- Fresh air and natural day light from windows on both sides of the suite
- Eves storage
- Shared W/C

Accommodation

Important Notice

1. **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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3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only.

The property will be measured following the completion of works in accordance with the RICS Code of Measuring Practice (6th Edition). The Net Internal Area is anticipated to be circa:

Description	Sq M	Sq Ft
Suite C1	69.39	746.9
Total	69.39	746.9

Rateable Value

We have been informed by the Lothian Valuation Joint Board that the premises is currently entered in the valuation roll with a rateable value of £9,100 per annum.

EPC

A new Energy Performance Certificate will be undertaken following the completion of works.

Lease Terms

Full details of the quoting rental and lease terms are available from the letting agent.

Entry

The property is available for occupation from August 2024.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction and Land and Buildings Transaction Tax where applicable.

VAT

All prices and premiums are quoted exclusive of VAT.

Viewing

Strictly by appointment through the sole letting agent:



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