

FOR LET

13

RUTLAND STREET

2,419 sq ft available



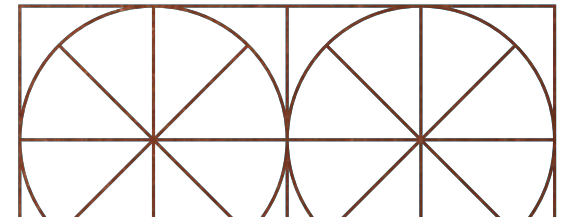
Location & Situation

Located in the heart of Edinburgh's commercial hub, 13 Rutland Street sits adjacent to Rutland Square which bridges the traditional West End with Edinburgh's Exchange district.

Rutland Street benefits from excellent rail links with both Haymarket and Edinburgh Waverley train stations being within walking distance. The immediate vicinity is also served by the tram halt on Shandwick Place, and several bus routes from Shandwick Place, Lothian Road, and Princes Street.



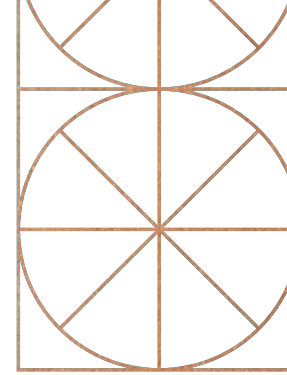
Rutland Street is a prime central location in the heart of the prestigious West End and New Town conservation area with abundant green spaces as well as the property having its own private and secure courtyard area to enjoy. The property is a short walking distance from the retail and leisure amenities of Princes Street and George Street along with fashionable West End bars and restaurants.





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Rutland Street provides a prime opportunity for an occupier to lease a rare single occupancy townhouse in one of Edinburgh's most sought-after business locations.



13 Rutland Street is an impressive Victorian mid-terraced townhouse of traditional sandstone construction. The category 'B' listed property forms part of an architecturally significant terrace in the West End which has survived the development of surrounding areas and buildings leaving the terrace largely unchanged since its construction.

The property comprises a full townhouse arranged over four floors spanning the second to lower ground floors, the latter of which benefits from its own entrance as well as a private courtyard to the rear.

It also retains a number of period features including sash and case windows, original external cast-iron work balconies and railings, and a glass cupola.



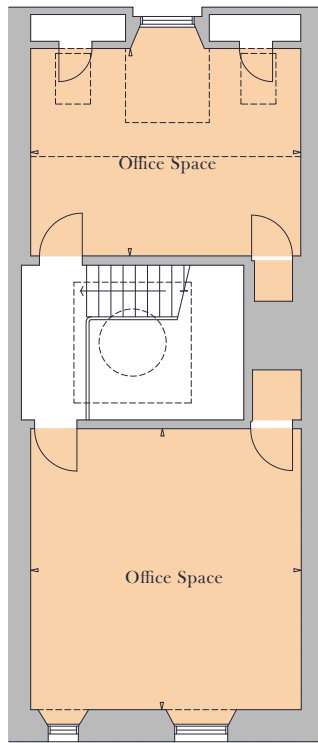
The specification of the office includes:

- Self-contained space
- Kitchen facilities
- Perimeter trunking
- Suspended timber floors
- WC & shower provision
- Private and secured rear courtyard
- 2,419 sq ft available

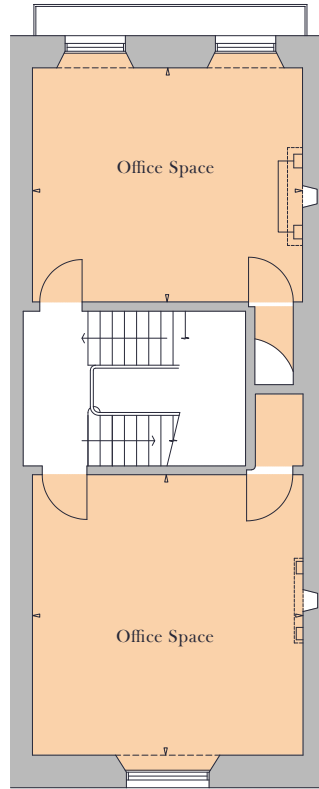


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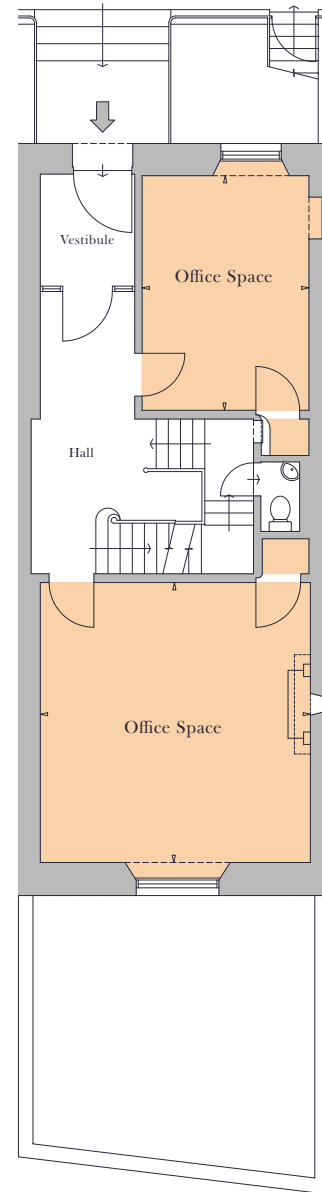
Rutland Street Floor Plans



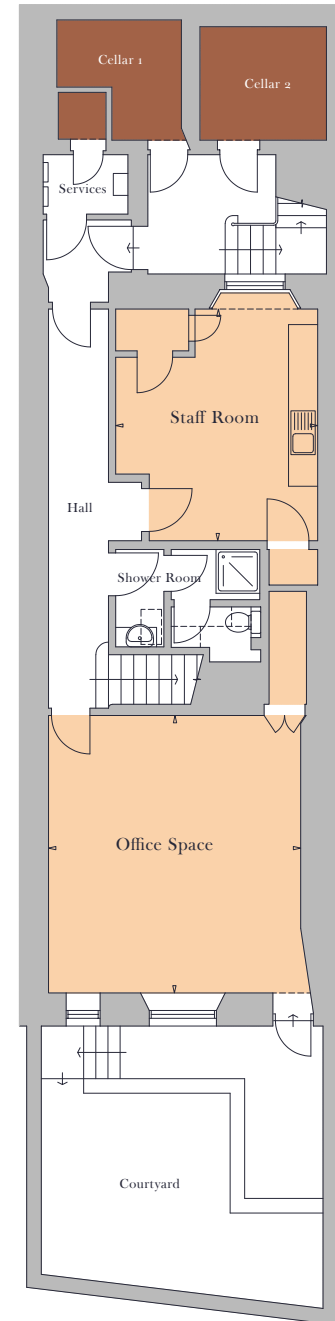
Second Floor



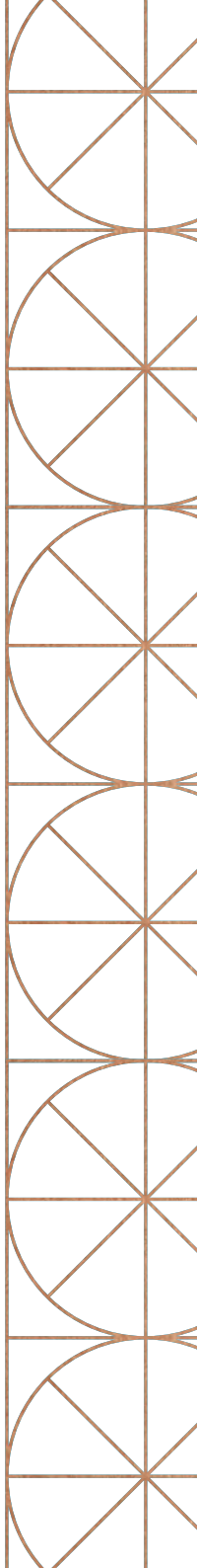
First Floor



Ground Floor



Basement Floor





EPC

EPC Rating - "E"

Rent

Available on application to the letting agents.

Rateable Value

The building is currently assessed as a whole with the total rateable value currently £35,800.

For more information please contact Lothian Valuation Joint Board:

0131 344 2500
enquiries@lothian-vjb.gov.uk

Leasehold

The property is available on a full repairing and insuring basis.

VAT

The rent and all other outgoings will be subject to VAT at the prevailing rate.

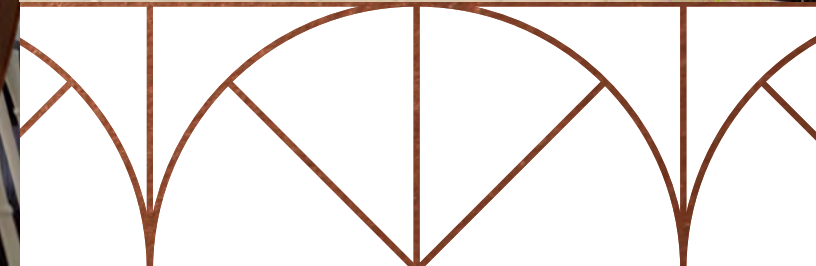


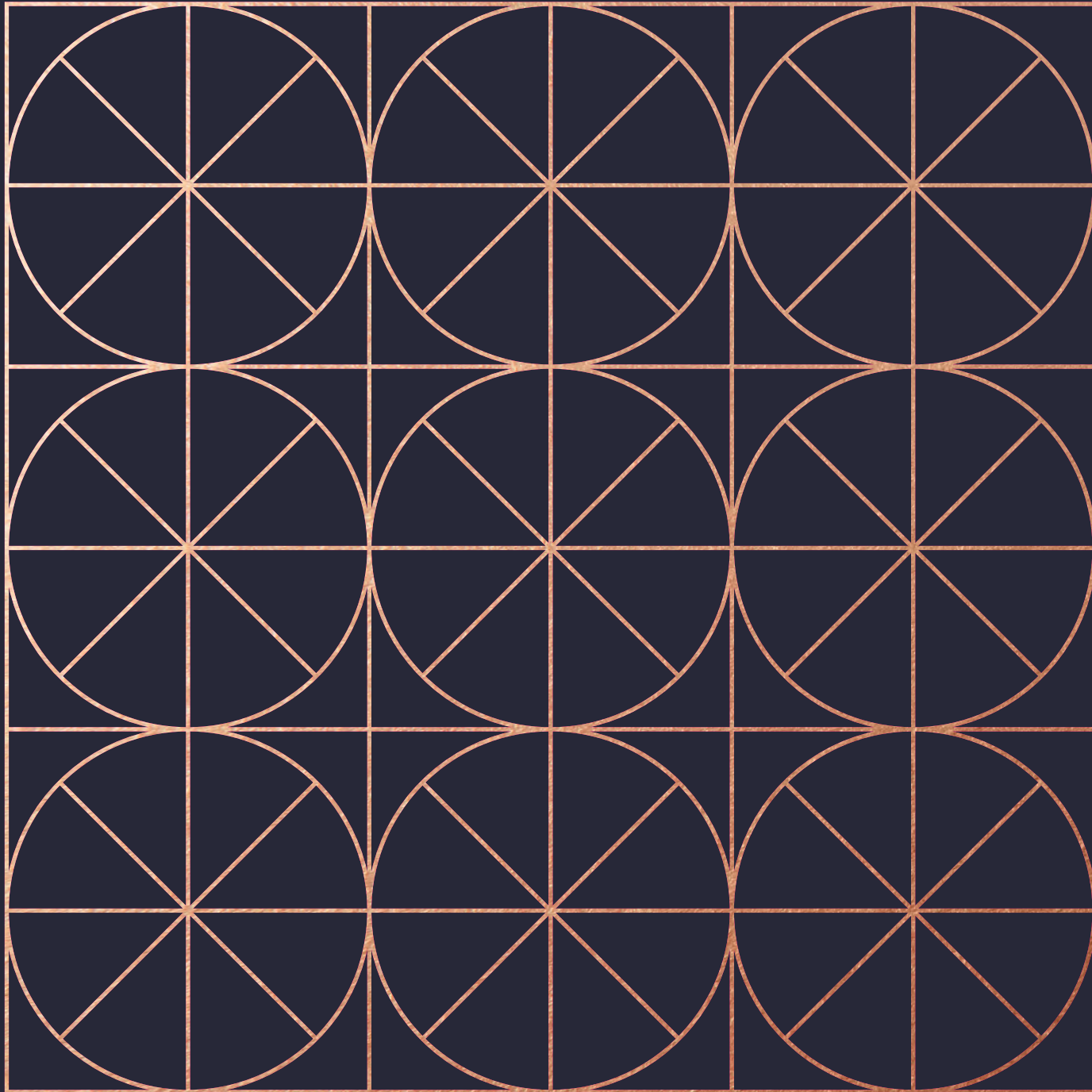
Contact

For further information please contact:

Kate Jack
+44 (0) 7815 032 092
kate.jack@savills.com

Mike Irvine
+44 (0) 7919 918 664
mike.irvine@savills.com





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